

Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

Area Name / Number: North Greenwood / 5

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 681

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2004 Value	\$106,500	\$169,800	\$276,300	\$308,000	89.7%	12.61%
2005 Value	\$150,500	\$155,700	\$306,200	\$308,000	99.4%	9.62%
Change	+\$44,000	-\$14,100	+\$29,900		+9.7%	-2.99%
% Change	+41.3%	-8.3%	+10.8%		+10.8%	-23.71%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.99% and -23.71% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2004 Value	\$107,800	\$167,500	\$275,300
2005 Value	\$155,900	\$146,700	\$302,600
Percent Change	+44.6%	-12.4%	+9.9%

Number of improved Parcels in the Population: 5,773

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property partial value accounts. These parcels do not reflect accurate percent change results for the overall population.

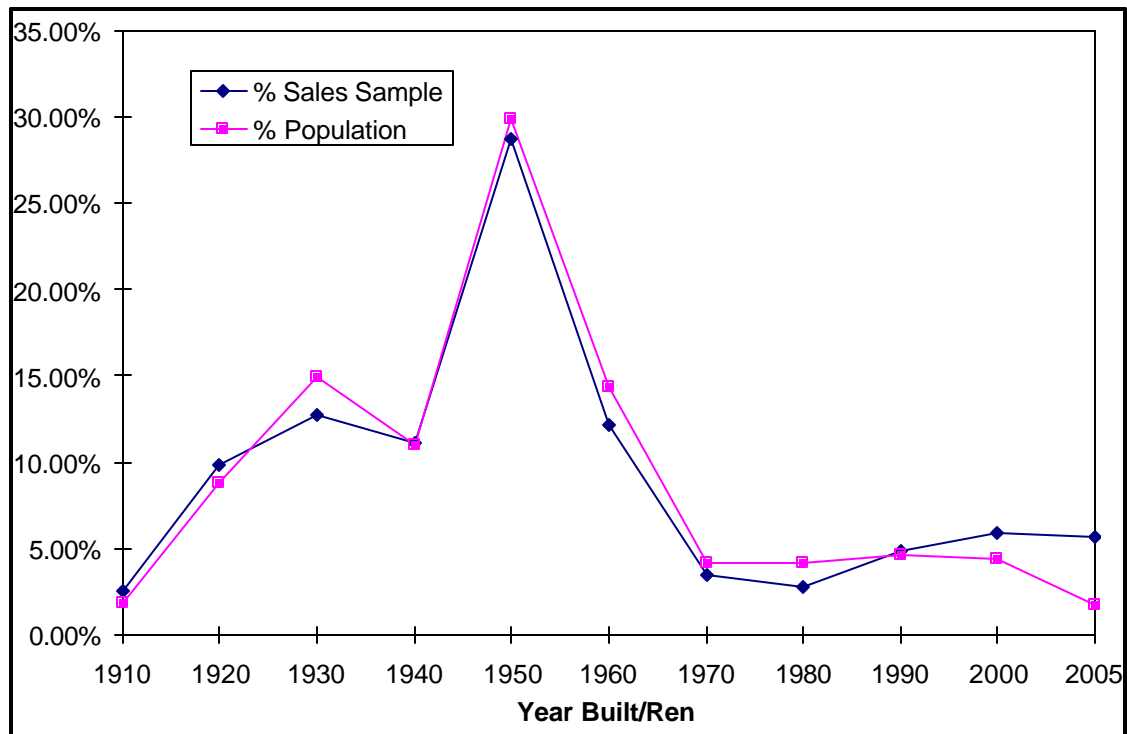
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	17	2.50%
1920	67	9.84%
1930	87	12.78%
1940	76	11.16%
1950	196	28.78%
1960	83	12.19%
1970	24	3.52%
1980	19	2.79%
1990	33	4.85%
2000	40	5.87%
2005	39	5.73%
	681	

Population		
Year Built/Ren	Frequency	% Population
1910	106	1.84%
1920	506	8.76%
1930	865	14.98%
1940	635	11.00%
1950	1728	29.93%
1960	826	14.31%
1970	244	4.23%
1980	238	4.12%
1990	270	4.68%
2000	254	4.40%
2005	101	1.75%
	5773	

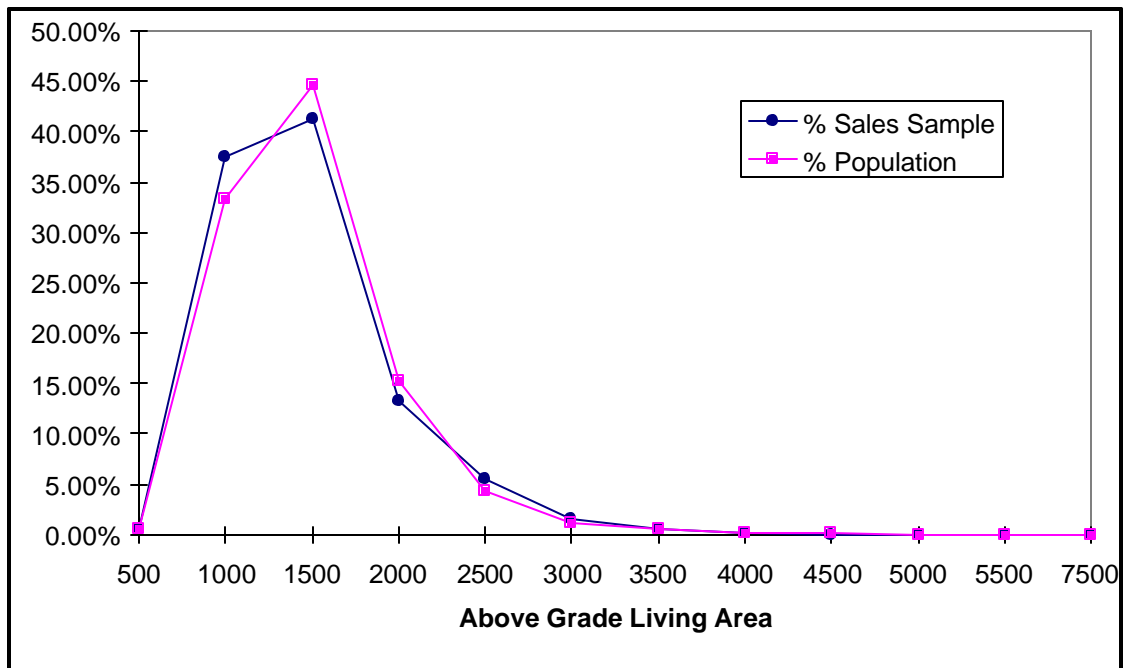


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sales sample frequency distribution for homes built before 2001 follows the population distribution closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.44%
1000	255	37.44%
1500	281	41.26%
2000	91	13.36%
2500	37	5.43%
3000	10	1.47%
3500	3	0.44%
4000	1	0.15%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
681		

Population		
AGLA	Frequency	% Population
500	27	0.47%
1000	1926	33.36%
1500	2582	44.73%
2000	880	15.24%
2500	254	4.40%
3000	66	1.14%
3500	26	0.45%
4000	8	0.14%
4500	3	0.05%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
5773		

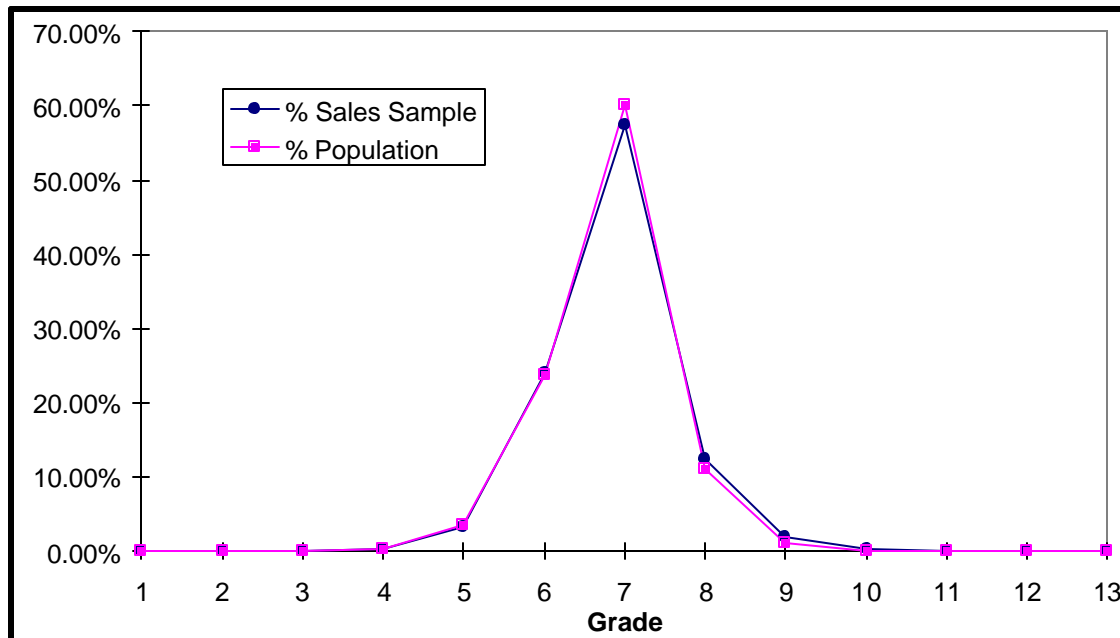


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

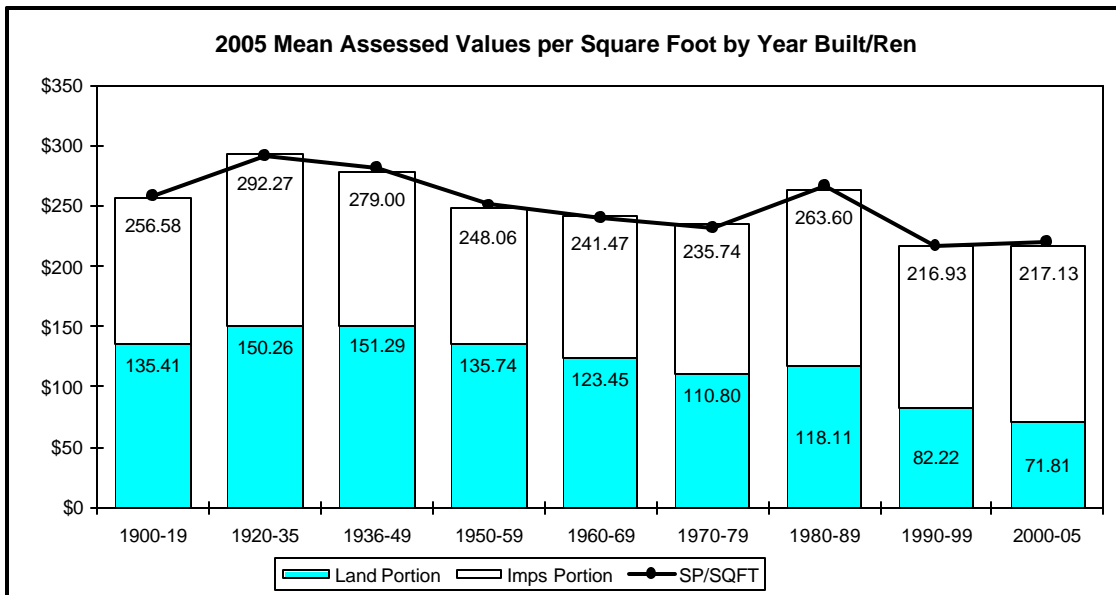
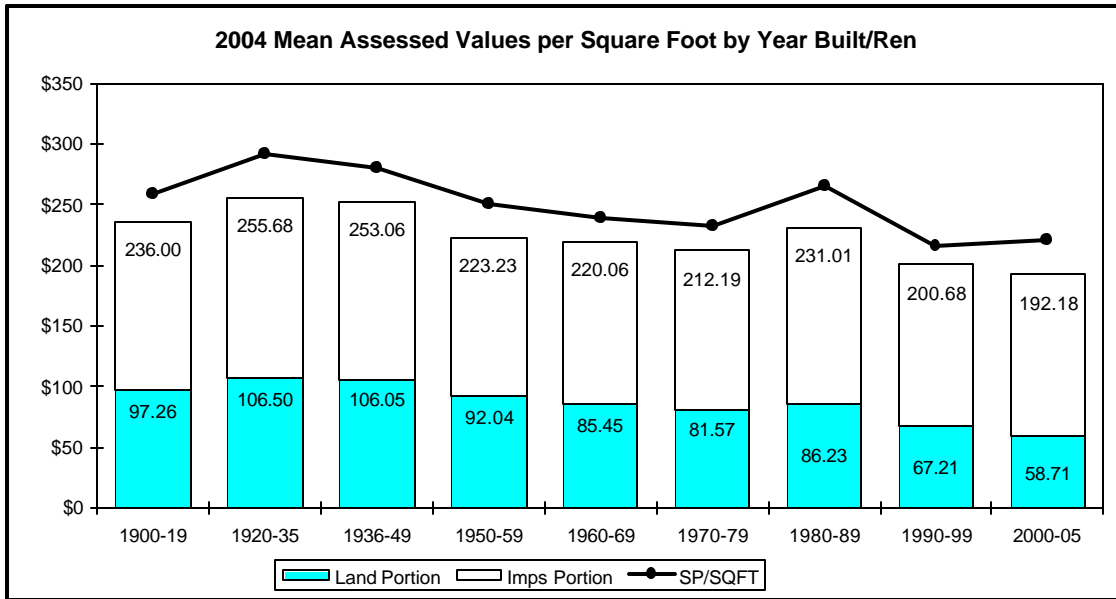
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.29%
5	22	3.23%
6	164	24.08%
7	392	57.56%
8	85	12.48%
9	13	1.91%
10	3	0.44%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	681	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.05%
4	18	0.31%
5	201	3.48%
6	1370	23.73%
7	3464	60.00%
8	642	11.12%
9	62	1.07%
10	12	0.21%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	5773	



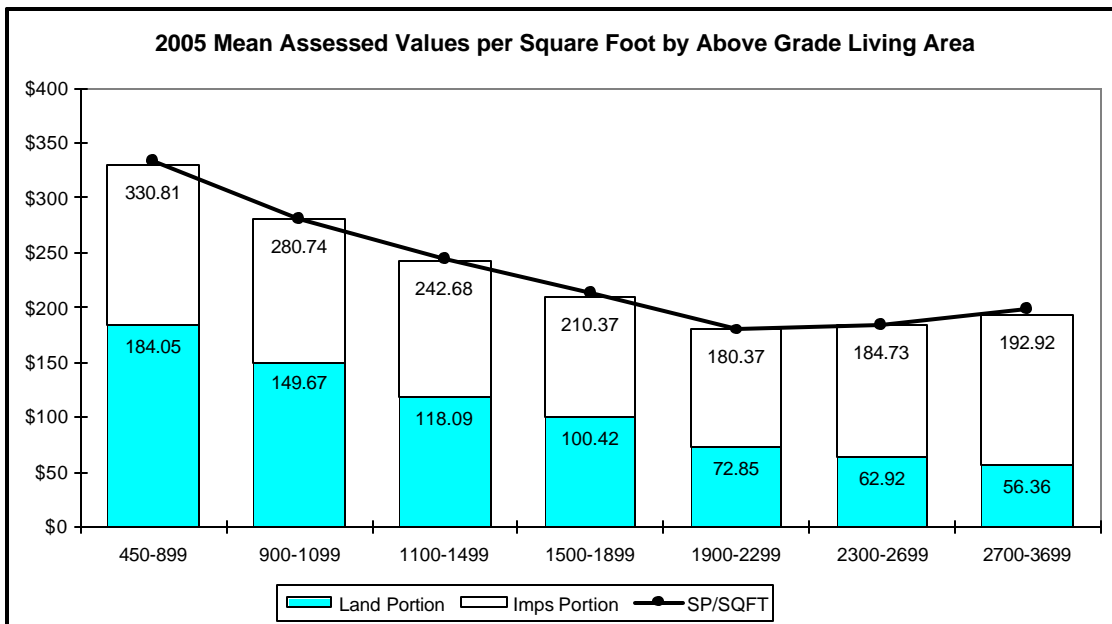
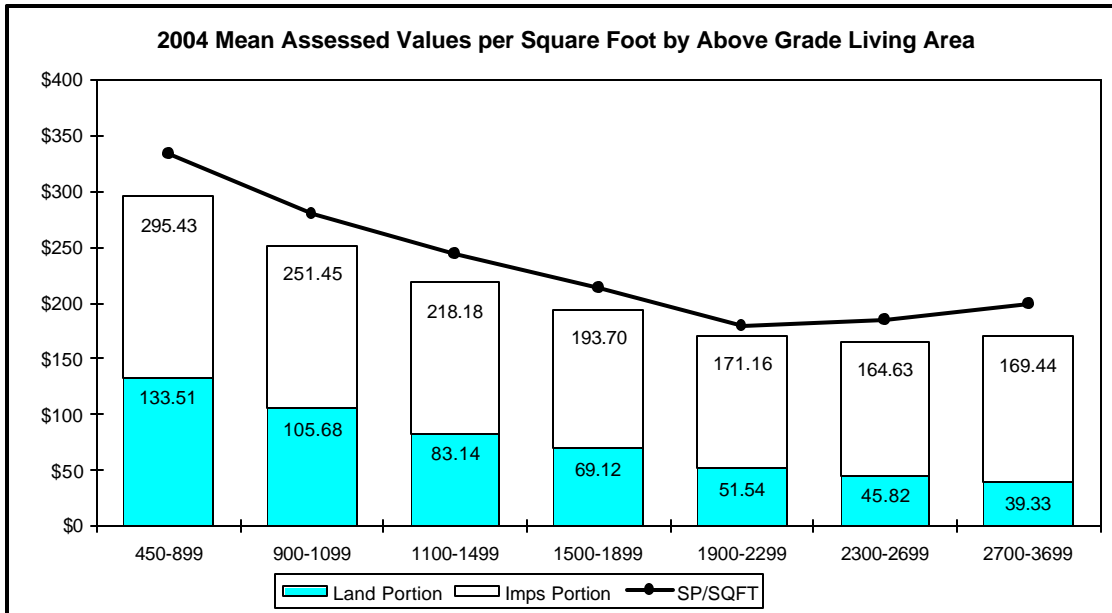
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated



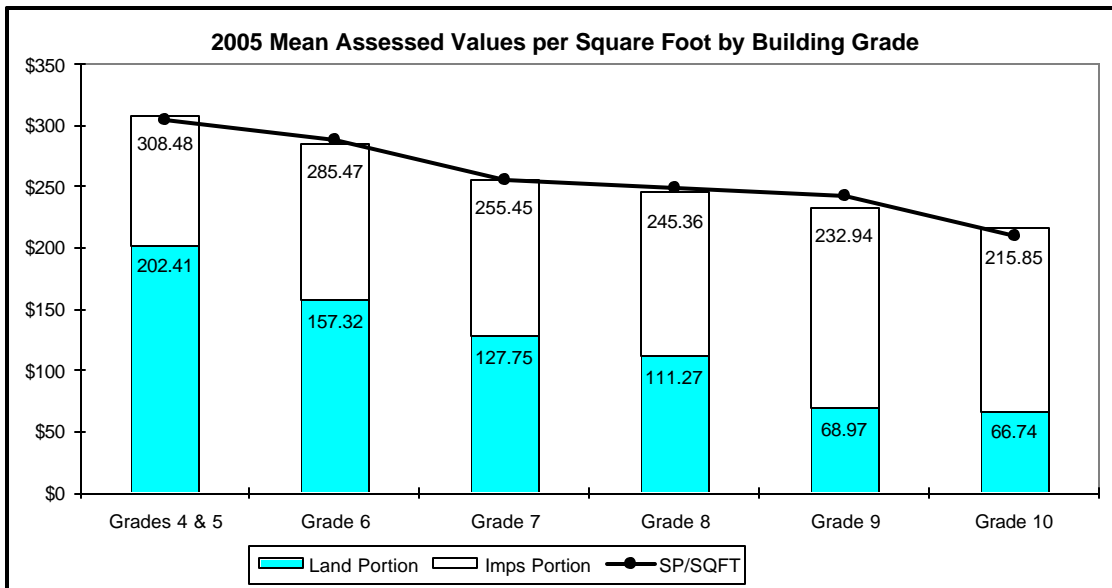
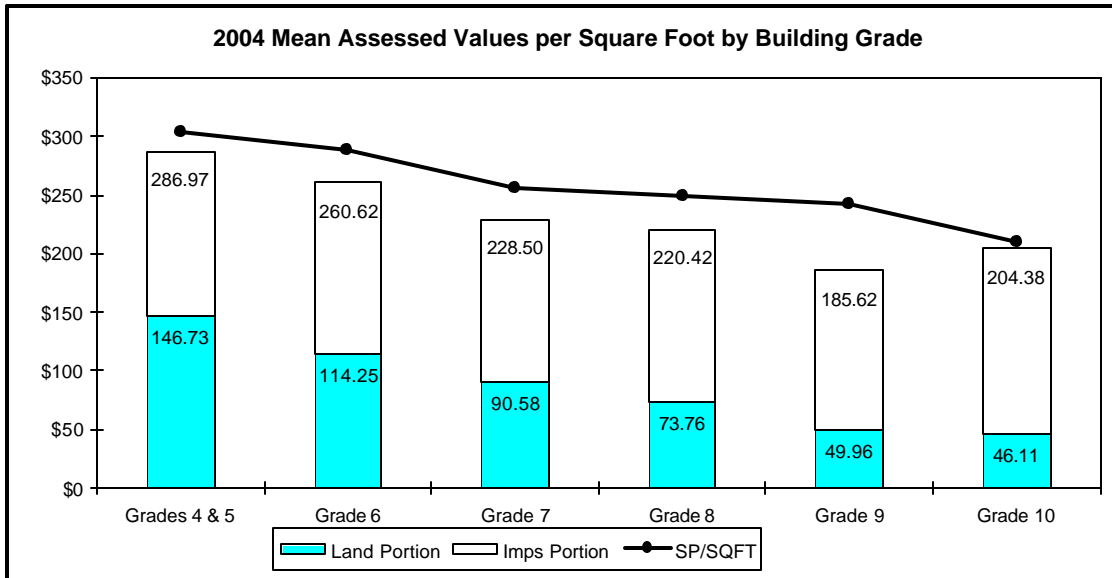
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area



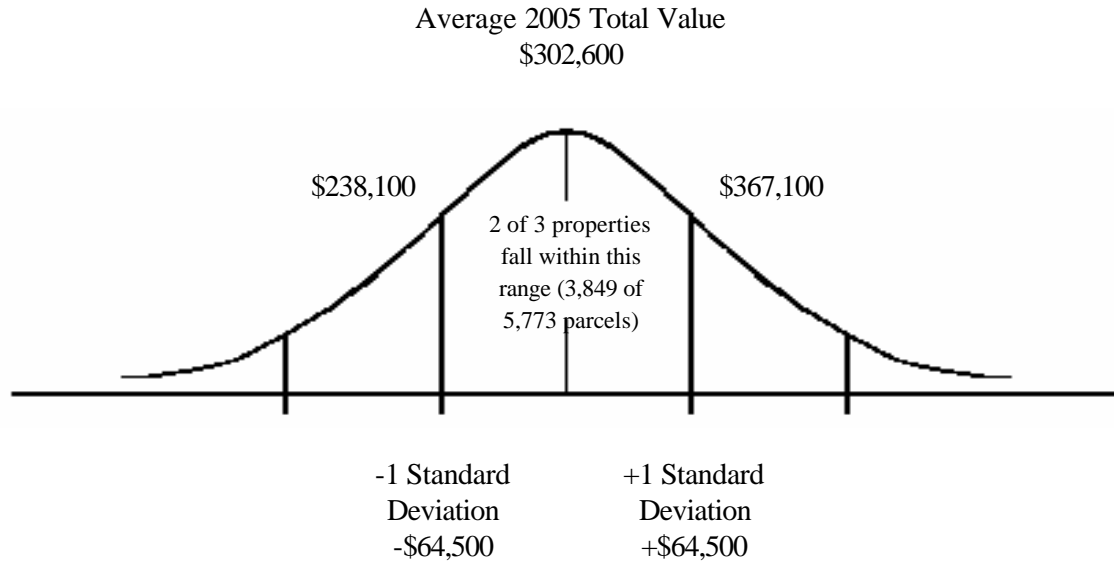
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

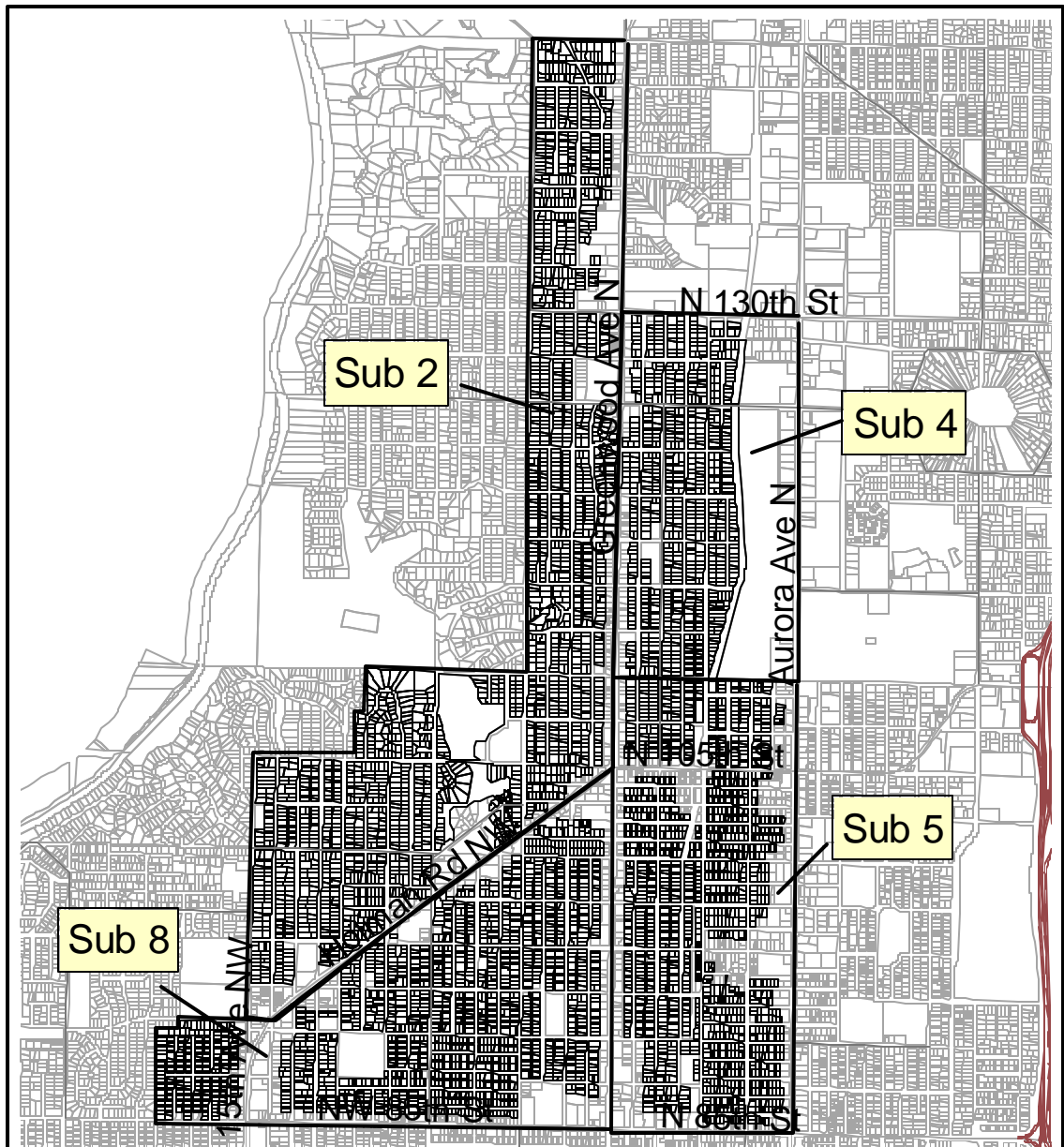
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

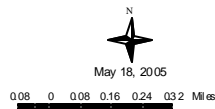
The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area 5 Map



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranty, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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King County

Department of Assessments

Sub Areas

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/1/2003 to 12/31/2004 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: North Greenwood

Boundaries:

This area is generally bounded by N.W. 85th Street on the south, Aurora Avenue North on the east, North 145th Street on the north, and from 3rd Avenue N.W. to 21st Avenue N.W. on the west.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 5 is located in the northwestern part of Seattle. It contains the neighborhoods of North Greenwood, Crown Hill, and East Broadview. This is a rather homogenous area containing modest sized homes. The typical house was built between 1936 and 1949 and is average[grade 7] in quality. Over 96% of the properties are zoned for single family dwellings with minimum lot size of 5,000 square feet or 7,200 square feet. Most lots are level or gently sloped. Numerous parks including Carkeek and Green Lake are located within close proximity to area 5. Approximately 99% of the parcels are improved in this area.

Area 5 is comprised of four sub areas. The northern portion is sub area 2 [East Broadview]. The typical home was built in the 1940's or 1950's. Some have Puget Sound, Olympic Mountain, or territorial views. The northern portion of sub area 2 is adjacent to the exclusive development called The Highlands and the Seattle Golf Course. The southern portion of sub area 2 is Crown Hill. Adjacent to the west is the desirable area called Blue Ridge. Sub areas 4, 5, and 8 comprise the North Greenwood neighborhood and a small portion of Crown Hill. There are numerous clusters of areas, often located on arterials, which have various commercial businesses or apartments. The eastern portion of sub area 4 has some average Cascade Mountain or territorial views. Sub areas 4, 5, and 8 have a slightly larger population of homes built before 1936 compared to sub area 2.

The total assessed value of all parcels for the 2005 assessment year was \$1,796,104,700 . For the 2004 assessment year the total was \$1,624,319,200 . As a result of our physical inspection we added \$10,973,000 in assessed value attributable to new construction to the tax roll. The physical inspection began in 9/04 and was completed in 5/05 .

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 12.61% to 9.62%.

Scope of Data

Land Value Data:

Vacant sales from 1/1/2002 to 12/31/2004 were given primary consideration for valuing land. In addition to the market data approach the allocation technique was also utilized. Vacant land sales from the neighborhoods of Broadview, Ballard, Sunset Hill, North Seattle, North Beach, Northgate, Northeast Seattle, Pinehurst, Maple Leaf, Wedgwood, Meadowbrook, Licton Springs, Green Lake, Phinney Ridge, Inverness, and the University District were also analyzed in the valuation of land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Approximately 99% of the parcels have houses on them in area 5. Consequently, there were few vacant land sales [6] in the past two years. We reviewed and analyzed sales back to 1/1/2002. We also analyzed sales in similar neighborhoods that included west Broadview, Ballard, Sunset Hill, north Seattle, North Beach, Northgate, northeast Seattle, Pinehurst, Maple Leaf, Wedgwood, Meadowbrook, Licton Springs, Green Lake, Phinney Ridge, Inverness, and the University District. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 1999. Since the 1999 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity, and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

For land valuation summary purposes I have included a map at the end of this section that divides area 5 into 10 market segments labeled A – J.

Area A contains the neighborhoods of East Broadview and an eastern portion of Crown Hill. East Broadview runs from Northwest 145th Street on the north down to Northwest 105th Street to the south. All of these parcels are zoned for single family residences. The portion of Crown Hill is located south of Northwest 105th Street. There are two pockets of duplexes and triplexes in this area. Overall Area A is characterized by homes built in the 1940's and 1950's. Most of these homes have one story with basements with total living areas of 1,710 square feet. Approximately 12% of the parcels have views of the Olympic Mountains, the territory, or Puget Sound. There are 1,152 improved parcels in Area A.

Area B is the Crown Hill neighborhood. Most of the homes were built in the 1940's or 1950's. All parcels are zoned for single family use. The average house has 1,610 square feet of total living area. Approximately 20% of the homes have a view. Area B is adjacent to the highly desirable areas of Blue Ridge and North Beach. There are 629 improved parcels in Area B.

Area C is a portion of the Carkeek Park neighborhood. The typical home was built in the mid 1950's and has 2,170 square feet of total living area. Approximately 27% of the homes have territorial views of a large greenbelt area. Overall Area C contains larger and higher quality homes compared to **Area B**. There are 88 improved parcels in Area C.

Area D is a small area of sub area 2 that is adjacent to Holman Road Northwest. This is a transition area between commercially zoned land and residential zoned land. A major grocery store is located in the middle of this area. There are also numerous retail outlets next to the store.

To the east of the store there are two large developments of common wall townhomes. In all there are 118 improved parcels in Area D.

Area E is all of sub area 4. The typical home was built in the 1940's and has 1,450 square feet of total living area. All of this area is zoned for single family use. Approximately 10% of the homes have views looking eastward. The eastern portion of sub area 4 is the Evergreen-Washelli Cemetery. There are 752 improved parcels in Area E.

Area F is all of sub area 5. This area is similar to **Area E** except it has more homes built before 1930. Only 2% of the homes have views. Over 95% of sub area 5 is zoned for single family use. The perimeter of this area is impacted by either commercial zoned parcels and/or by significant arterials. There are 1,439 improved parcels in Area F.

Area G contains the southern and eastern portions of sub area 8. This area is impacted by commercially zoned land on Greenwood Avenue North and North 85th Street. There is a major retail store located on North 85th Street and Palatine Avenue North. In the past 10 years a large multiple story condominium complex was built on North 87th Street and Greenwood Avenue North. The typical house was built before 1930 and has 1,300 square feet of total living area. Approximately 97% of the area is zoned for single family use. There are 823 improved parcels in Area G.

Area H contains the central portion of sub area 8. It is similar to **Area G** but is less impacted by commercial properties. Homes were typically built in the 1940's or 1950's and have 1,390 square feet of total living area. Almost all of this area is zoned for single family use. There are 628 improved parcels in Area H.

Area I is a portion of Crown Hill. It is located in the western part of sub area 8. There is a rather wide range of ages of homes with 30% being built before 1930, 32% built from 1930 to 1949, and 20% built from 1950 to 1959. Olympic Manor is located directly to the west and North Beach is located to the north of Area I. The northern part contains a group of 1950's built duplexes and triplexes zoned multiple family [L-1]. The majority of the area is zoned for single family use. There are 242 improved parcels in Area I.

Area J contains 17 improved parcels located across the street from Blue Ridge. Even though they are not part of the Blue Ridge development these parcels are significantly impacted by the desirable location. Seven parcels have views of the Olympic Mountains, Bainbridge Island, or Puget Sound. Sales analysis indicates this area has the highest mean value in all of area 5. The average total living area of a house is 2,400 square feet.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area A - East Broadview/East Crown Hill

Lot Size Adjustments for SF 7200 Zoned Land

Lot Size	Value
1000 - 2399 s.f.	\$77,000
2400 - 2699 s.f.	\$133,000
2700 - 2999 s.f.	\$143,000
3000 - 3499 s.f.	\$150,000
3500 - 3999 s.f.	\$153,000
4000 - 4999 s.f.	\$156,000
5000 - 5999 s.f.	\$162,000
6000 - 6999 s.f.	\$167,000
7000 - 7999 s.f.	\$173,000
8000 - 8999 s.f.	\$179,000
9000 - 9999 s.f.	\$184,000
10000 - 11999 s.f.	\$198,000
12000 - 13999 s.f.	\$206,000
14000 - 15999 s.f.	\$215,000
16000 - 19999 s.f.	\$233,000
20000 - 24999 s.f.	\$257,000
25000 - 29999 s.f.	\$272,000
30000 - 39999 s.f.	\$298,000

Adjustments after lot size:

Deduct 20% for traffic if located on Greenwood Ave. N.

Deduct 15% for traffic if located on 3rd Ave. N.W.,
8th Ave. N.W., N.W. 125th St., N.W. 130th St.,
N.W. 145th St., and N.W. 100th Pl.

Add 6% for Average Territorial View

Add 7% for Average Olympic Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area A - East Broadview/East Crown Hill

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
6400 - 6999 s.f.	\$308,000
7000 - 7499 s.f.	\$314,000
7500 - 7999 s.f.	\$314,000
8000 - 8799 s.f.	\$347,000
8800 - 9599 s.f.	\$350,000

Adjustments after lot size:

Deduct 30% for traffic if located on Holman Rd. N.W.

Deduct 6% if adjacent to commercial property

Lot Size Adjustments for LDT Zoned Land

Lot Size	Value
6000 - 6999 s.f.	\$231,000
7000 - 7999 s.f.	\$237,000
8000 - 8999 s.f.	\$308,000
9000 - 9999 s.f.	\$313,000
10000 - 10999 s.f.	\$354,000
11000 - 11999 s.f.	\$354,000
12000 - 12999 s.f.	\$416,000
13000 - 13999 s.f.	\$416,000
14000 - 14999 s.f.	\$485,000
15000 - 15999 s.f.	\$485,000
16000 - 17999 s.f.	\$554,000
18000 - 19999 s.f.	\$624,000
20000 - 21999 s.f.	\$693,000
22000 - 23999 s.f.	\$762,000
24000 - 25999 s.f.	\$832,000
26000 - 27999 s.f.	\$901,000
28000 - 29999 s.f.	\$970,000
30000 - 31999 s.f.	\$1,040,000

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)

Area B - Crown Hill

Lot Size Adjustments for SF 7200 Zoned Land

Lot Size	Value
4000 - 4999 s.f.	\$165,000
5000 - 5999 s.f.	\$171,000
6000 - 6999 s.f.	\$177,000
7000 - 7999 s.f.	\$182,000
8000 - 8999 s.f.	\$188,000
9000 - 9999 s.f.	\$195,000
10000 - 11999 s.f.	\$201,000
12000 - 13999 s.f.	\$209,000
14000 - 15999 s.f.	\$218,000
16000 - 19999 s.f.	\$236,000
20000 - 24999 s.f.	\$260,000

Adjustments after lot size:

Deduct 15% for traffic if located on 15th Ave. N.W.,
and N.W. 100th St.

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 7% for Average Olympic Mt. View

Add 17% for Fair Puget Sound View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area C - Carkeek Park

Lot Size Adjustments for SF 7200 Zoned Land

Lot Size	Value
5000 - 5999 s.f.	\$181,000
6000 - 6999 s.f.	\$187,000
7000 - 7999 s.f.	\$191,000
8000 - 8999 s.f.	\$198,000
9000 - 9999 s.f.	\$204,000
10000 - 11999 s.f.	\$212,000
12000 - 13999 s.f.	\$220,000
14000 - 15999 s.f.	\$230,000
16000 - 19999 s.f.	\$249,000
20000 - 24999 s.f.	\$276,000
25000 - 29999 s.f.	\$290,000
30000 - 39999 s.f.	\$319,000
40000 - 49999 s.f.	\$352,000
50000 - 59999 s.f.	\$387,000
60000 - 69999 s.f.	\$426,000
70000 - 79999 s.f.	\$468,000
80000 - 89999 s.f.	\$515,000

Adjustments after lot size:

Add 6% for Average Territorial View

Land Value = (Lot Size Adjusted Value + View Adjustment)

Area D - South Broadview/East Crown Hill

Lot Size Adjustments for SF 7200 Zoned Land

Lot Size	Value
4000 - 4999 s.f.	\$144,000
5000 - 5999 s.f.	\$149,000
6000 - 6999 s.f.	\$154,000
7000 - 7999 s.f.	\$160,000
8000 - 8999 s.f.	\$165,000
9000 - 9999 s.f.	\$171,000
10000 - 11999 s.f.	\$177,000

Adjustments after lot size:

Deduct 30% for traffic if located on Holman Rd. N.W.

Deduct 15% for traffic if located on 3rd Ave. N.W.

Add 6% for Average Territorial View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area D - South Broadview/East Crown Hill

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
1000 - 1999 s.f.	\$74,000
2000 - 2499 s.f.	\$122,000
2500 - 3199 s.f.	\$131,000
3200 - 3499 s.f.	\$148,000
3500 - 3999 s.f.	\$151,000
4000 - 4799 s.f.	\$154,000
4800 - 4999 s.f.	\$222,000
5000 - 5499 s.f.	\$227,000
5500 - 5999 s.f.	\$227,000
6000 - 6399 s.f.	\$232,000
6400 - 6999 s.f.	\$296,000
7000 - 7499 s.f.	\$302,000
7500 - 7999 s.f.	\$302,000
8000 - 8799 s.f.	\$333,000
8800 - 9599 s.f.	\$336,000
9600 - 10399 s.f.	\$400,000
10400 - 11199 s.f.	\$403,000

Adjustments after lot size:

Deduct 30% for traffic if located on Holman Rd. N.W.

Deduct 15% for traffic if located on N.W. 100th Pl.

Add 6% for Average Territorial View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area E - Sub Area 4

Lot Size Adjustments for SF 5000 and SF 7200 Zoned Land

Lot Size	Value
3000 - 3499 s.f.	\$134,000
3500 - 3999 s.f.	\$137,000
4000 - 4999 s.f.	\$140,000
5000 - 5999 s.f.	\$144,000
6000 - 6999 s.f.	\$149,000
7000 - 7999 s.f.	\$155,000
8000 - 8999 s.f.	\$160,000
9000 - 9999 s.f.	\$166,000
10000 - 11999 s.f.	\$171,000
12000 - 13999 s.f.	\$178,000
14000 - 15999 s.f.	\$186,000
16000 - 19999 s.f.	\$201,000

Adjustments after lot size:

Deduct 20% for traffic if located on Greenwood Ave. N.

Deduct 15% for traffic if located on N. 125th St.,
and Dayton Ave. N.

Add 6% for Average Territorial View

Add 7% for Average Olympic Mt. View

Add 7% for Average Cascade Mt. View

Deduct 6% if adjacent to commercial property

Deduct 5% if adjacent to power lines

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment
- Adjacent to Power Lines Adjustment) + View Adjustment

Area F - Sub Area 5

Lot Size Adjustments for SF 5000 and SF 7200 Zoned Land

Lot Size	Value
1000 - 2399 s.f.	\$70,000
2400 - 2699 s.f.	\$115,000
2700 - 2999 s.f.	\$124,000
3000 - 3499 s.f.	\$132,000
3500 - 3999 s.f.	\$133,000
4000 - 4999 s.f.	\$136,000
5000 - 5999 s.f.	\$141,000
6000 - 6999 s.f.	\$146,000
7000 - 7999 s.f.	\$150,000
8000 - 8999 s.f.	\$156,000
9000 - 9999 s.f.	\$162,000
10000 - 11999 s.f.	\$167,000
12000 - 13999 s.f.	\$174,000
14000 - 15999 s.f.	\$181,000
16000 - 19999 s.f.	\$196,000

Adjustments after lot size:

Deduct 20% for traffic if located on N. 105th St.

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 7% for Average Olympic Mt. View

Add 7% for Average Cascade Mt. View

Deduct 6% if adjacent to commercial property

Deduct 5% if adjacent to power lines

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment - Adjacent to Power Lines Adjustment) + View Adjustment

Area F - Sub Area 5

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
1000 - 1999 s.f.	\$70,000
2000 - 2499 s.f.	\$115,000
2500 - 3199 s.f.	\$124,000
3200 - 3499 s.f.	\$140,000
3500 - 3999 s.f.	\$141,000
4000 - 4799 s.f.	\$144,000
4800 - 4999 s.f.	\$210,000
5000 - 5499 s.f.	\$215,000
5500 - 5999 s.f.	\$215,000
6000 - 6399 s.f.	\$220,000
6400 - 6999 s.f.	\$280,000
7000 - 7499 s.f.	\$284,000
7500 - 7999 s.f.	\$284,000
8000 - 8799 s.f.	\$315,000
8800 - 9599 s.f.	\$319,000
9600 - 10399 s.f.	\$378,000

Adjustments after lot size:

Deduct 6% if adjacent to commercial property

Deduct 5% if adjacent to power lines

Land Value = (Lot Size Adjusted Value - Adjacent to Commercial Adjustment - Adjacent to Power Lines Adjustment)

Area G - South & East Portions of Sub Area 8

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
1000 - 2399 s.f.	\$70,000
2400 - 2699 s.f.	\$112,000
2700 - 2999 s.f.	\$121,000
3000 - 3499 s.f.	\$129,000
3500 - 3999 s.f.	\$131,000
4000 - 4999 s.f.	\$133,000
5000 - 5999 s.f.	\$138,000
6000 - 6999 s.f.	\$143,000
7000 - 7999 s.f.	\$147,000
8000 - 8999 s.f.	\$153,000
9000 - 9999 s.f.	\$158,000
10000 - 11999 s.f.	\$164,000
12000 - 13999 s.f.	\$170,000
14000 - 15999 s.f.	\$178,000

Adjustments after lot size:

Deduct 30% for traffic if located on Holman Rd. N.W.

Deduct 20% for traffic if located on Greenwood Ave. N.,
and N. 85th St.

Deduct 15% for traffic if located on 3rd Ave. N.W.,
and 8th Ave. N.W.

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)

Area G - South & East Portions of Sub Area 8

Lot Size Adjustments for LDT Zoned Land

Lot Size	Value
1700 - 2999 s.f.	\$117,000
3000 - 3999 s.f.	\$130,000
4000 - 4999 s.f.	\$140,000
5000 - 5999 s.f.	\$145,000
6000 - 6999 s.f.	\$210,000
7000 - 7999 s.f.	\$214,000
8000 - 8999 s.f.	\$280,000
9000 - 9999 s.f.	\$285,000
10000 - 10999 s.f.	\$322,000

Adjustments after lot size:

Deduct 6% if adjacent to commercial property

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
3500 - 3999 s.f.	\$142,000
4000 - 4799 s.f.	\$144,000
4800 - 4999 s.f.	\$210,000
5000 - 5499 s.f.	\$215,000
5500 - 5999 s.f.	\$215,000
6000 - 6399 s.f.	\$220,000
6400 - 6999 s.f.	\$280,000

Adjustments after lot size:

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Adjacent to Commercial Adjustment)

Area H - Central Portion of Sub Area 8

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
1000 - 2399 s.f.	\$74,000
2400 - 2699 s.f.	\$118,000
2700 - 2999 s.f.	\$127,000
3000 - 3499 s.f.	\$134,000
3500 - 3999 s.f.	\$137,000
4000 - 4999 s.f.	\$140,000
5000 - 5999 s.f.	\$144,000
6000 - 6999 s.f.	\$149,000
7000 - 7999 s.f.	\$155,000
8000 - 8999 s.f.	\$160,000
9000 - 9999 s.f.	\$166,000
10000 - 11999 s.f.	\$171,000
12000 - 13999 s.f.	\$178,000
14000 - 15999 s.f.	\$186,000
16000 - 19999 s.f.	\$201,000

Adjustments after lot size:

Deduct 30% for traffic if located on Holman Rd. N.W.

Deduct 20% for traffic if located on Greenwood Ave. N.,
or N.W. 85th St.

Deduct 15% for traffic if located on 3rd Ave. N.W.,
or 8th Ave. N.W.

Add 7% for Average Cascade Mt. View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area H - Central Portion of Sub Area 8

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
6400 - 6999 s.f.	\$296,000
7000 - 7499 s.f.	\$302,000
7500 - 7999 s.f.	\$302,000
8000 - 8799 s.f.	\$333,000
8800 - 9599 s.f.	\$336,000
9600 - 10399 s.f.	\$400,000
10400 - 11199 s.f.	\$402,000
11200 - 11999 s.f.	\$466,000
12000 - 12799 s.f.	\$473,000

Adjustments after lot size:

Deduct 30% for traffic if located on Holman Rd. N.W.

Deduct 15% for traffic if located on 8th Ave. N.W.

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)

Area I - Crown Hill/West Portion of Sub Area 8

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
1000 - 2399 s.f.	\$77,000
2400 - 2699 s.f.	\$132,000
2700 - 2999 s.f.	\$141,000
3000 - 3499 s.f.	\$149,000
3500 - 3999 s.f.	\$151,000
4000 - 4999 s.f.	\$154,000
5000 - 5999 s.f.	\$160,000
6000 - 6999 s.f.	\$165,000
7000 - 7999 s.f.	\$171,000
8000 - 8999 s.f.	\$177,000
9000 - 9999 s.f.	\$182,000
10000 - 11999 s.f.	\$196,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 85th St.

Add 6% for Average Territorial View

Add 7% for Average Olympic Mt. View

Add 7% for Average Cascade Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area I - Crown Hill/West Portion of Sub Area 8

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
4000 - 4799 s.f.	\$154,000
4800 - 4999 s.f.	\$231,000
5000 - 5499 s.f.	\$237,000
5500 - 5999 s.f.	\$237,000
6000 - 6399 s.f.	\$242,000
6400 - 6999 s.f.	\$308,000
7000 - 7499 s.f.	\$314,000
7500 - 7999 s.f.	\$314,000
8000 - 8799 s.f.	\$347,000
8800 - 9599 s.f.	\$350,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 85th St.

Add 6% for Average Territorial View

Add 7% for Average Olympic Mt. View

Add 7% for Average Cascade Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area J - Blue Ridge

Lot Size Adjustments for SF 7200 Zoned Land

Lot Size	Value
6000 - 6999 s.f.	\$215,000
7000 - 7999 s.f.	\$223,000
8000 - 8999 s.f.	\$231,000
9000 - 9999 s.f.	\$239,000
10000 - 11999 s.f.	\$247,000
12000 - 13999 s.f.	\$257,000
14000 - 15999 s.f.	\$268,000
16000 - 19999 s.f.	\$291,000

Adjustments after lot size:

Deduct 15% for traffic if located on N.W. 100th St.

Add 6% for Average Territorial View

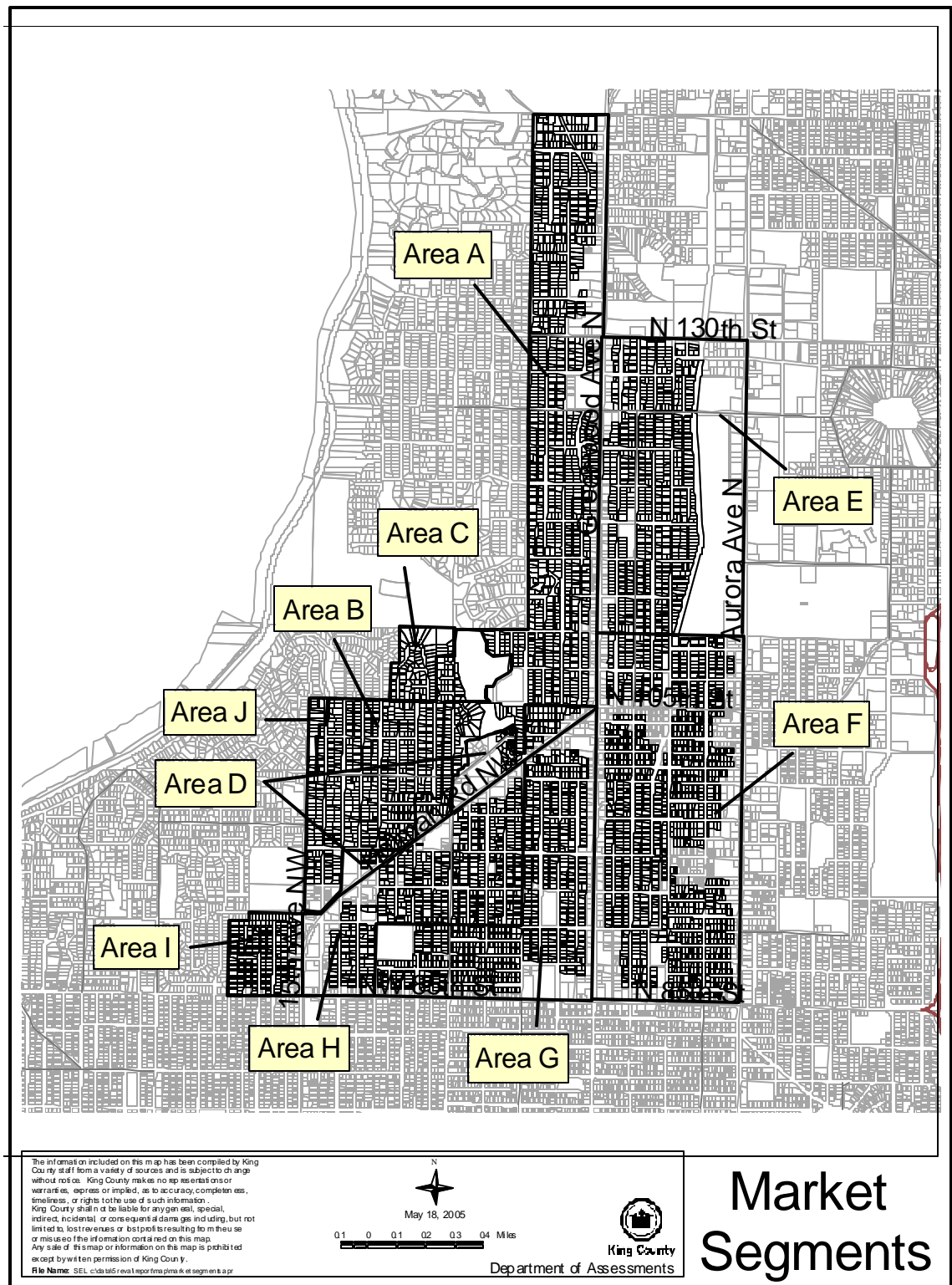
Add 7% for Average Olympic Mt. View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Land Value = (Lot Size Adjusted Value - Traffic Adjustment) + View Adjustment

Area 5 Market Segments



Vacant Sales Used In This Physical Inspection Analysis
Area 5

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5-4	614160	0121	12/1/03	135,000	6,574	N	N
5-4	614160	0160	12/2/04	155,000	8,391	Y	N
5-5	078900	0323	9/14/03	80,000	2,051	N	N
5-5	614560	2159	12/3/03	130,000	2,883	N	N
5-5	614560	2159	9/23/02	100,000	2,883	N	N
5-8	330070	0850	6/13/02	125,000	4,000	N	N
5-8	330070	1615	4/3/02	140,000	4,000	N	N
5-8	781870	0505	9/18/03	130,000	3,000	N	N
5-8	926820	0635	9/14/04	124,000	5,040	N	N
6-2	083200	0127	7/27/02	130,000	6,977	N	N
6-2	178760	0262	6/10/04	160,650	8,455	N	N
6-2	615020	0010	6/23/03	118,500	6,817	N	N
6-2	641460	0174	1/27/04	135,000	5,893	N	N
6-2	645030	4726	5/5/04	145,000	2,626	N	N
6-5	292604	9395	6/7/04	150,000	7,200	N	N
6-7	312604	9048	1/28/02	135,000	6,119	N	N
6-7	312604	9431	1/13/04	125,000	7,211	N	N
6-7	322604	9506	7/30/02	90,000	5,011	N	N
6-7	431070	0711	2/20/02	119,000	3,448	N	N
6-7	435870	0053	6/27/03	95,000	8,922	N	N
7-6	116000	0405	5/22/03	166,000	8,160	N	N
7-6	510140	2215	9/24/03	201,000	4,480	N	N
7-6	802420	1670	5/7/04	165,000	5,008	N	N
7-8	437070	0130	9/29/03	155,000	5,159	N	N
7-8	510140	6187	6/10/02	350,000	10,096	N	N
7-8	691470	0115	9/16/04	200,000	4,612	N	N
8-1	145410	0023	6/19/03	135,000	7,208	N	N
8-3	256880	0250	4/15/04	1,020,000	42,696	N	N
8-3	256880	0252	4/15/04	1,812,000	85,583	Y	N
8-3	407780	0351	8/4/03	45,000	7,547	N	N
8-8	679810	0180	6/22/04	150,000	8,089	N	N
8-8	890100	0547	3/29/04	370,000	14,437	N	N
9-8	408380	0575	12/4/02	130,000	2,500	N	N
19-1	102503	9272	3/11/04	90,000	2,250	Y	N
19-10	022503	9176	6/26/02	200,000	6,840	N	N
19-10	285610	0250	9/5/03	151,500	2,550	N	N
19-10	444380	1018	9/24/04	175,000	3,111	N	N
19-10	751850	6910	7/31/03	162,500	2,550	N	N
39-1	361660	0002	1/27/04	300,000	14,205	N	N
39-1	361660	0003	4/14/04	350,000	16,972	Y	N
39-1	620260	0020	11/27/02	250,000	20,400	Y	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 5***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
39-6	057900	1475	3/28/03	40,000	10,000	N	N
39-6	057900	0360	6/24/04	250,000	2,900	Y	N
39-6	799720	0220	8/20/04	225,000	3,500	N	N
39-14	242603	9261	4/22/04	200,000	6,930	Y	N
39-14	761120	0230	7/30/03	310,000	21,573	N	N
39-14	891050	0023	8/26/03	170,000	36,555	N	N
42-3	953010	1170	9/26/03	195,000	4,500	Y	N
42-8	181480	1465	3/3/04	240,000	3,720	N	N
42-8	336340	0732	2/28/03	183,000	3,000	N	N
42-8	643000	0585	7/13/04	235,000	3,060	N	N
42-8	946820	0025	8/30/04	257,500	4,200	Y	N
43-5	385690	3300	10/14/02	190,000	3,000	N	N
43-5	922290	0011	4/19/04	150,000	4,243	N	N
43-9	062504	9350	10/27/02	130,000	5,190	N	N
43-9	062504	9015	5/4/04	7,051	1,782	N	N
43-9	288320	0780	8/18/04	300,000	4,916	N	N
44-4	510140	2085	6/22/04	23,000	3,300	N	N
45-2	919120	1080	4/6/04	160,000	2,500	N	N
45-6	565260	1158	7/31/03	60,000	8,100	N	N
45-6	797720	0315	9/27/02	351,000	6,120	N	N
45-6	797720	1240	7/10/03	217,500	4,080	N	N
82-2	276760	3167	7/7/02	125,000	2,081	N	N
82-2	276760	3214	1/21/03	100,000	2,350	N	N
82-11	046100	0320	9/11/03	185,000	2,750	N	N
82-11	046100	0330	6/27/03	241,000	5,000	N	N
82-11	162330	0135	2/14/02	159,000	2,878	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 5

No vacant sales were removed from analysis.

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

All sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2003 to 12/31/2004 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative regression model was developed for valuing the majority of parcels in area 5. Starting in 9/2004 and ending in 1/2005 our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we checked all the land characteristic data such as views and traffic in order to determine an accurate land value of each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population shortly after each parcel had been inspected in the field. Based on the sales an overall assessment level of 99.4% was achieved. The prior assessment level was 89.7% . The uniformity of assessment also improved as the COV was reduced from 12.61% to 9.62% .

The regression model included the following variables: land value, year built or year renovated, total replacement cost new [RCN], grade, condition, neighborhood code, one story homes without any basement area, lot size, and moderate traffic. It was applicable to houses with grades 5-8, all ages, and all conditions with the exception of “poor” or “fair”. It was not applicable to homes with grades less than 5 or greater than 8, multiple buildable sites, parcels with more than 1 house, or parcels with obsolescence. There were six neighborhood codes included in the regression model. A map showing the neighborhood locations is included at the end of this section.

Neighborhood 1 contains the southern and eastern portions of sub area 8. This area is impacted by commercially zoned land on Greenwood Avenue North and North 85th Street. There is a major retail store located on North 85th Street and Palatine Avenue North. The typical house was built before 1930 and has 1,300 square feet of total living area. Approximately 97% of the area is zoned for single family use. There are 823 improved parcels in Neighborhood 1.

Neighborhood 2 contains the central portion of sub area 8. It is similar to **Neighborhood 1** but is less impacted by commercial use properties. Homes were typically built in the 1940's or 1950's and have 1,390 square feet of total living area. Almost all of this area is zoned for single family use. There are 628 improved parcels in this area.

Neighborhood 3 is a portion of Crown Hill. It is located in the western portion of sub area 8. There is a rather wide range of ages of homes with 30% being built before 1930, 32% built from 1930 to 1949, and 20% built from 1950 to 1959. Olympic Manor is located directly to the west and North Beach is located to the north of neighborhood 3. The northern part contains a group of 1950's built duplexes and triplexes zoned multiple family [L-1]. The majority of the area is zoned for single family use. There are 242 improved parcels in neighborhood 3.

Neighborhood 10 is sub area 4. The typical home was built in the 1940's and has 1,450 square feet of total living area. All of this area is zoned for single family use. Approximately 10% of the homes have views looking eastward. The eastern portion of sub area 4 contains the Evergreen-Washelli Cemetery. There are 752 improved parcels in neighborhood 10.

Neighborhood 12 is located in sub area 2 from North 105th Street down to Holman Road Northwest. It is similar to neighborhood 30 [East Broadview] but is impacted greater by commercial zoning and traffic noise on Holman Road Northwest. Homes are also smaller in size compared to neighborhood 30. The average total living area of a home is 1,410 square feet. There are 52 improved parcels in this area.

Neighborhood 20 is sub area 5. This area is similar to **neighborhood 10** except it has more homes built before 1930. Only 2% of the homes have views. Over 95% of sub area 5 is zoned for single family use. The perimeter of this area is impacted by either commercial zoned parcels and/or by significant arterials. There are 1,439 improved parcels in neighborhood 20.

Neighborhood 30 is the neighborhood East Broadview. East Broadview runs from Northwest 145th Street on the north down to Northwest 105th Street to the south. All of these parcels are zoned for single family residences. This area is characterized by homes built in the 1940's and 1950's. Most of these homes have one story with basements with total living areas of 1,710 square feet on the average. Approximately 12% of the parcels have views of the Olympic Mountains, the territory, or Puget Sound. There are 1,075 improved parcels in neighborhood 30.

Neighborhood 31 is located just to the east of a major shopping center in sub area 2. It is all zoned for high density development [Lowrise-1]. There are 48 improved parcels of which 35 are common wall townhomes built after 1994 and 13 duplexes built in 1953.

Neighborhood 32 is the Crown Hill neighborhood. Most of the homes were built in the 1940's or 1950's. All parcels are zoned for single family use. The average house has 1,610 square feet of total living area. Approximately 20% of the homes have a view. This area is adjacent to the highly desirable areas of Blue Ridge and North Beach. There are 629 improved parcels in neighborhood 32.

Neighborhood 33 is a portion of the Carkeek Park neighborhood. Adjacent to the west is the neighborhood of Blue Ridge. The typical home was built in the mid 1950's and has 2,170 square feet of total living area. Approximately 27% of the homes have territorial views of a large greenbelt area. Overall, neighborhood 33 contains larger and higher quality homes compared to **neighborhood 32**. There are 88 improved parcels in neighborhood 33.

Neighborhood 34 is very similar to **Neighborhood 32** except it experiences a greater negative impact from traffic noise on Holman Road Northwest and from adjacent commercial use properties. There are 17 improved parcels in neighborhood 34.

Neighborhood 35 is a small area located across the street from the highly sought after area of Blue Ridge. Even though they are not a part of the Blue Ridge development these parcels are significantly impacted by the desirable location. Seven parcels have views of the Olympic Mountains, Bainbridge Island, or Puget Sound. Sales analysis indicates this area has the highest

mean value in all of area 5. The average total living area of a house is 2,400 square feet. There are 17 improved parcels in neighborhood 35.

Supplemental models such as cost, cost less depreciation, or adjustments to the regression model were developed by the appraiser to value parcels outside the parameters of the main valuation formula. Ultimately appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model for Area 5

$$R^2=0.7708$$

Formula

Intercept		3.04112000
+ LN(Baseland/1000)	*	0.27982690
+ LN(TotalRCN/1000)	*	0.30347640
+ If Bldg Grade is '5' then LN(10)	*	-0.04053720
+ If Bldg Grade is '6' then LN(10)	*	-0.01512751
+ If Bldg Grade is '8' then LN(10)	*	0.02680982
+ If Condition is 'Good' then LN(10)	*	0.02509124
+ If Condition is 'Very Good' then LN(10)	*	0.05233097
+ LN((2005-Max(YrBuilt, YrRenovate)+1)+1)	*	-0.05728230
+ If YrBuilt is between 1920 and 1935 then LN(10)	*	0.01117372
+ If YrBuilt or YrRenovate is between 1950 and 1959 then LN(10)	*	-0.00858388
+ If YrBuilt or YrRenovate is between 1960 and 1969 then LN(10)	*	-0.02953538
+ If YrBuilt or YrRenovate is between 1970 and 1979 then LN(10)	*	-0.01862419
+ If one story without a basement then LN(10)	*	-0.02383621
+ If Lot Size>7,999 and in Sub Areas 2, 4, or 5 then LN(10)	*	-0.01259713
+ If Lot Size<4,000 and YrBuilt<1990 then LN(10)	*	-0.01150249
+ If Moderate Traffic then LN(10)	*	0.01365709
+ If in Neighborhood 1 then LN(10)	*	0.02806205
+ If in Neighborhood 2 then LN(10)	*	0.01633191
+ If in Neighborhood 3 then LN(10)	*	0.03146680
+ If in Neighborhoods 32, 34, or 35 then LN(10)	*	0.01425117
	=	Total

Then $\text{EXP}(\text{Total}) \times 1000 = \text{EMV}$

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grades less than 5 and greater than 8
- Poor or fair condition
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Neighborhood coding '0'
- Lot size less than 1,000 square feet

Supplemental Valuation Models

- If built or renovated in 1979 then $EMV \times 1.01$
- If built or renovated in 1980 then $EMV \times 0.99$
- If heavy traffic then $EMV \times 0.98$
- If a duplex then $EMV \times 1.02$
- If above grade living area > 1,999 , lot size > 2,499 , and 1 living unit then $EMV \times 1.02$
- If built or renovated between 1950 and 1959, multiple stories, and 1 living unit then $EMV \times 0.97$
- If built between 1920 and 1935, multiple stories, and 1 living unit then $EMV \times 1.01$
- Grade 9 homes built after 2003 then $RCN \times 1.5$
- Grade 4 homes: EMV as a grade 5 less 10%
- If condition is 'fair' then deducted 15% from value if it was in average condition
- Townhomes located in neighborhood 1: $EMV \times 0.96$
- Townhomes located in neighborhood 31: $EMV \times 0.95$
- If located in neighborhood 12 then $EMV \times 0.95$
- If located in neighborhood 33 then $EMV \times 1.02$
- If located in sub area 5, built between 1990 and 1999, zoned L-1, and 1 living unit then $EMV \times 1.02$
- If built or renovated between 1990 and 1999, located in sub areas 2, 5, or 8, lot size > 3,999 s.f., and 1 living unit then $EMV \times 0.99$

Glossary for Improved Sales

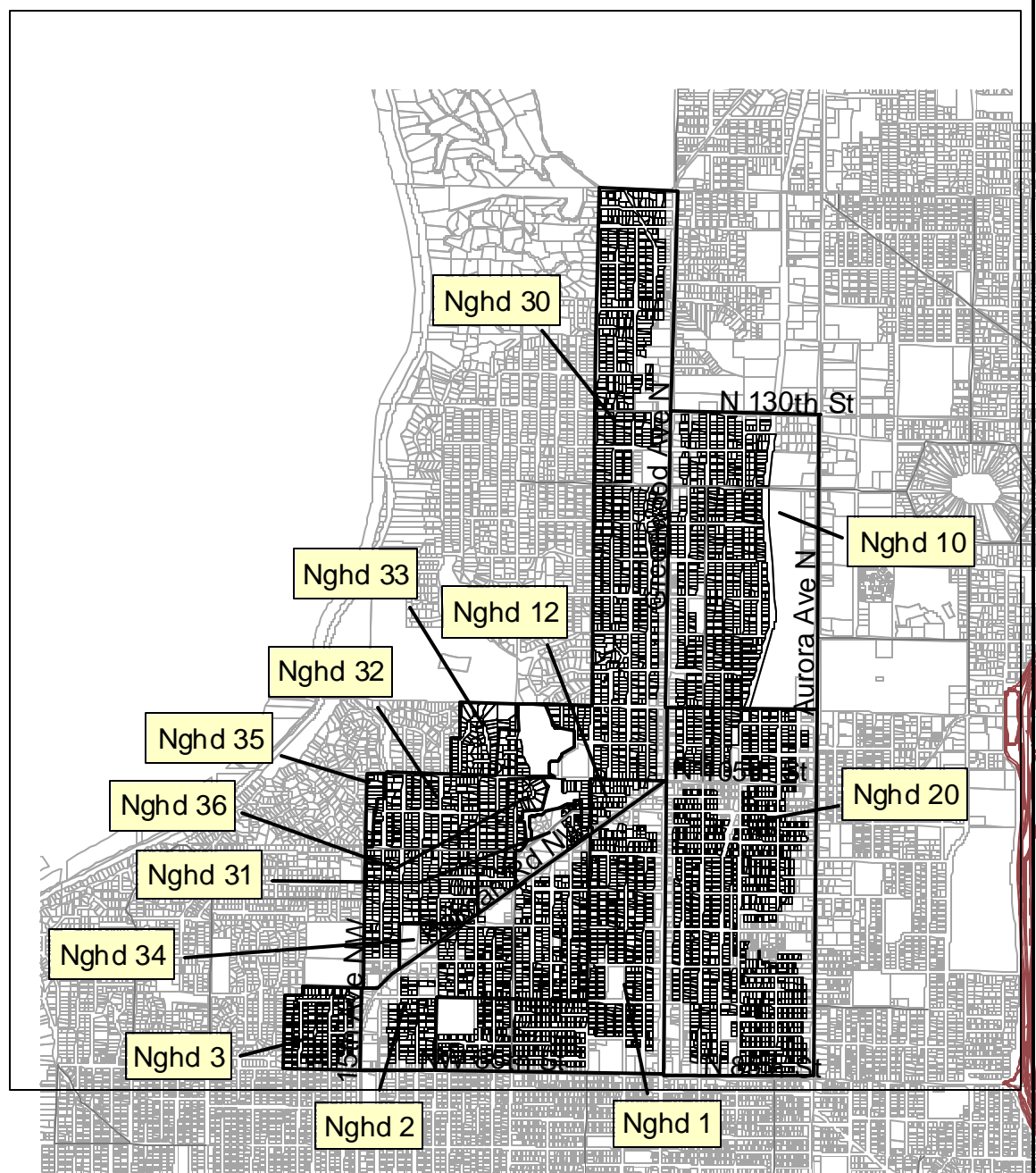
Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

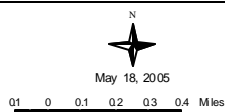
Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Area 5 Neighborhood Map



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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King County

Department of Assessments

Neighborhood Map

Improved Sales Used In This Physical Inspection Analysis
Area 5

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	344200	0127	7/04	169,000	510	0	4	1926	4	5,100	N	N	144 NW 103RD ST
2	186240	0057	8/04	255,000	820	0	6	1940	4	5,400	N	N	9250 MARY AV NW
2	242603	9185	10/03	245,000	830	0	6	1949	3	6,600	N	N	13244 1ST AV NW
2	198020	0365	9/03	243,000	840	0	6	1937	5	8,100	N	N	124 NW 143RD ST
2	010600	0300	12/03	231,500	840	0	6	1948	3	7,830	N	N	10043 8TH AV NW
2	010600	0100	3/04	268,900	840	0	6	1948	3	8,441	N	N	9740 DIBBLE AV NW
2	201630	0031	7/03	256,000	850	0	6	1936	3	7,591	N	N	10045 13TH AV NW
2	515120	0155	11/03	230,000	850	0	6	1940	3	4,739	N	N	13745 PALATINE AV N
2	891050	0135	5/03	230,000	900	0	6	1920	4	6,300	N	N	11202 1ST AV NW
2	242603	9190	2/04	246,000	910	0	6	1950	4	8,320	N	N	13500 1ST AV NW
2	186240	0106	4/03	243,900	940	0	6	1940	4	5,440	N	N	1223 NW 95TH ST
2	440320	0250	6/04	284,000	1,040	0	6	1942	4	4,960	N	N	10019 14TH AV NW
2	010600	0075	5/03	223,400	1,040	0	6	1948	3	8,105	N	N	9717 8TH AV NW
2	362603	9190	7/04	277,000	1,050	0	6	1938	4	8,000	N	N	9512 12TH AV NW
2	291820	0050	6/03	224,950	1,120	0	6	1945	3	8,134	N	N	135 N 136TH ST
2	010600	0310	6/03	235,000	1,180	0	6	1948	3	7,830	N	N	10031 8TH AV NW
2	616690	0060	5/03	209,000	1,190	0	6	1936	4	9,715	N	N	13217 1ST AV NW
2	010600	0290	8/03	258,950	1,370	0	6	1948	3	8,100	N	N	10063 8TH AV NW
2	362603	9211	12/04	356,000	620	620	7	1944	4	6,750	N	N	10355 8TH AV NW
2	074800	0210	7/04	308,485	780	0	7	1998	3	8,100	N	N	14051 1ST AV NW
2	914410	0287	12/03	320,000	800	800	7	1950	4	8,910	N	N	9721 13TH AV NW
2	682410	0185	5/03	254,950	820	200	7	1947	3	6,400	N	N	938 NW 96TH ST
2	362603	9262	6/03	276,000	820	0	7	1949	3	7,200	Y	N	915 NW 105TH ST
2	730890	0115	11/03	309,950	830	580	7	1939	3	5,185	N	N	12215 PALATINE AV N
2	092400	0015	10/04	263,000	880	0	7	1941	3	8,370	N	N	13248 3RD AV NW
2	010600	0215	8/04	392,750	880	880	7	1949	5	8,112	N	N	10036 9TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186240	0047	8/04	295,000	890	200	7	1948	3	7,020	N	N	9208 15TH AV NW
2	915810	0055	12/04	290,000	890	0	7	1951	3	8,220	N	N	12756 1ST AV NW
2	010600	0245	4/03	317,000	900	670	7	1949	4	8,099	Y	N	10306 9TH AV NW
2	682510	0015	10/03	292,000	910	590	7	1942	3	6,800	N	N	944 NW 97TH ST
2	362603	9183	5/03	250,000	930	720	7	1940	4	6,552	N	N	125 N 105TH ST
2	891050	0160	10/03	323,000	940	820	7	1914	4	7,602	N	N	11225 PALATINE AV N
2	891050	0153	12/04	322,000	940	0	7	1926	4	5,040	N	N	11223 PALATINE AV N
2	010600	0260	6/03	268,500	940	180	7	1950	3	8,129	Y	N	10324 9TH AV NW
2	676620	0015	9/04	295,000	950	540	7	1947	3	6,210	N	N	9512 13TH AV NW
2	442760	0185	11/04	323,000	950	620	7	1953	3	7,000	N	N	10703 3RD AV NW
2	949820	0065	12/04	325,000	960	0	7	1949	3	6,930	N	N	10328 13TH AV NW
2	515120	0095	11/04	238,000	970	0	7	1942	4	5,950	N	N	13718 PALATINE AV N
2	730890	0640	8/03	325,000	970	720	7	1946	4	7,908	N	N	12002 1ST AV NW
2	010600	0235	10/04	347,000	970	560	7	1949	3	8,103	Y	N	10062 9TH AV NW
2	010600	0230	5/04	329,000	990	710	7	1948	3	8,106	Y	N	10054 9TH AV NW
2	515120	0325	12/04	380,000	1,000	400	7	1939	4	10,125	N	N	13710 2ND AV NW
2	682510	0020	10/04	285,000	1,000	0	7	1942	4	6,800	N	N	938 NW 97TH ST
2	758620	0020	7/03	220,000	1,000	0	7	1948	3	6,050	N	N	143 NW 103RD ST
2	949820	0082	5/03	285,000	1,010	670	7	1947	3	6,804	N	N	10313 12TH AV NW
2	914410	0036	9/03	296,500	1,020	0	7	1938	3	9,576	N	N	9537 MARY AV NW
2	440320	0215	12/03	280,000	1,020	500	7	1947	4	4,960	N	N	10010 MARY AV NW
2	113900	0810	10/03	341,000	1,020	1,020	7	1960	4	10,000	N	N	10544 1ST AV NW
2	949820	0005	6/03	289,950	1,030	0	7	1950	3	6,930	N	N	10352 14TH AV NW
2	442760	0130	9/03	300,000	1,050	0	7	1953	3	6,500	N	N	10708 4TH AV NW
2	914410	0195	7/03	300,000	1,060	0	7	1941	3	5,632	N	N	9520 MARY AV NW
2	010600	0044	3/04	303,000	1,070	400	7	1950	3	7,930	N	N	851 NW 100TH ST
2	074800	0145	8/04	284,000	1,070	0	7	1951	4	6,678	N	N	14035 PALATINE AV N
2	730890	0165	6/04	340,000	1,080	750	7	1927	4	7,931	Y	N	12259 PALATINE AV N
2	442760	0135	3/03	272,450	1,080	0	7	1953	4	6,400	N	N	10702 4TH AV NW
2	504980	0015	3/04	285,500	1,080	0	7	1953	3	8,021	N	N	10344 DIBBLE AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	504980	0025	1/04	264,600	1,080	0	7	1953	3	8,025	N	N	10332 DIBBLE AV NW
2	010600	0020	9/04	312,000	1,090	0	7	1948	5	8,068	N	N	9723 DIBBLE AV NW
2	891050	0514	2/04	312,500	1,090	1,090	7	1949	3	8,289	N	N	11037 2ND AV NW
2	010600	0200	7/04	327,000	1,090	1,090	7	1950	3	8,118	Y	N	10018 9TH AV NW
2	915760	0085	5/04	315,000	1,100	600	7	1947	4	8,160	N	N	12720 2ND AV NW
2	730890	0450	7/04	424,950	1,110	600	7	1946	4	7,674	N	N	12009 2ND AV NW
2	242603	9189	7/04	299,000	1,110	0	7	1950	3	12,750	N	N	13504 1ST AV NW
2	113900	0690	11/03	363,000	1,120	1,040	7	1948	4	9,241	Y	N	10554 2ND AV NW
2	914410	0087	7/04	340,000	1,140	0	7	1941	3	6,650	N	N	9734 15TH AV NW
2	682410	0135	10/03	267,500	1,140	0	7	1942	3	6,400	N	N	929 NW 97TH ST
2	344200	0100	4/04	295,000	1,150	0	7	1926	4	9,180	N	N	123 NW 104TH ST
2	792260	0025	7/03	429,500	1,150	800	7	1948	4	7,200	N	N	10332 12TH AV NW
2	615490	0005	5/03	353,000	1,160	750	7	1946	4	7,102	N	N	10328 12TH AV NW
2	074800	0060	12/03	311,000	1,160	1,160	7	1961	4	7,200	N	N	14008 PALATINE AV N
2	113900	0260	8/04	370,000	1,170	0	7	1928	5	7,560	Y	N	10718 2ND AV NW
2	242603	9034	8/04	257,500	1,170	0	7	1945	4	8,160	N	N	215 NW 130TH ST
2	515120	0180	5/03	330,000	1,170	1,170	7	1947	4	7,484	N	N	13715 PALATINE AV N
2	949820	0066	6/04	352,000	1,170	0	7	1949	4	6,804	N	N	10324 13TH AV NW
2	515300	0040	8/04	295,500	1,180	0	7	1948	3	7,680	N	N	12534 2ND AV NW
2	615490	0105	4/03	387,500	1,190	1,190	7	1948	4	7,102	Y	N	10316 11TH AV NW
2	515120	0130	3/04	269,000	1,190	1,040	7	1954	2	9,639	N	N	13758 PALATINE AV N
2	730890	0610	2/04	330,000	1,200	750	7	1941	4	6,521	N	N	12034 1ST AV NW
2	291820	0076	3/03	295,000	1,200	240	7	1947	3	6,224	N	N	13536 1ST AV NW
2	914410	0366	8/03	330,100	1,200	0	7	1952	4	7,800	N	N	9602 13TH AV NW
2	268060	0015	10/04	347,000	1,210	1,040	7	1950	5	8,160	N	N	12546 3RD AV NW
2	891050	0139	4/03	272,000	1,210	0	7	1952	5	7,396	N	N	116 N 112TH ST
2	914410	0335	3/03	264,950	1,220	0	7	1955	3	7,920	N	N	9710 13TH AV NW
2	552260	0105	6/04	399,000	1,230	320	7	1950	4	7,228	Y	N	10015 9TH AV NW
2	337490	0010	12/03	309,000	1,240	0	7	1948	4	8,121	N	N	150 NW 135TH PL
2	186240	0021	3/03	331,000	1,250	600	7	1942	4	8,100	Y	N	9238 15TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	515120	0390	10/04	362,000	1,250	1,450	7	1954	3	6,750	N	N	13747 2ND AV NW
2	730890	0350	8/03	300,000	1,260	330	7	1941	3	7,712	N	N	12233 2ND AV NW
2	638050	0050	10/03	305,000	1,260	620	7	1951	3	7,691	N	N	11750 1ST AV NW
2	914410	0046	2/03	309,950	1,270	800	7	1949	3	7,788	N	N	9617 MARY AV NW
2	268060	0045	9/04	310,500	1,270	500	7	1953	3	8,160	N	N	12508 3RD AV NW
2	113900	0195	10/04	319,000	1,290	0	7	1942	4	7,560	N	N	10725 PALATINE AV N
2	730890	0625	9/04	339,000	1,290	470	7	1946	3	6,854	N	N	12020 1ST AV NW
2	914410	0386	12/04	372,000	1,290	0	7	1950	3	11,400	N	N	9534 13TH AV NW
2	440320	0285	9/03	300,000	1,290	640	7	1973	3	4,960	N	N	10045 14TH AV NW
2	730890	0580	9/04	485,000	1,300	640	7	1936	4	7,680	N	N	12045 1ST AV NW
2	758620	0010	12/04	290,000	1,320	0	7	1945	4	5,500	N	N	123 NW 103RD ST
2	010700	0114	3/03	265,000	1,340	410	7	1950	3	6,035	N	N	10064 8TH AV NW
2	914410	0367	12/04	340,000	1,340	0	7	1951	4	8,580	N	N	9610 13TH AV NW
2	638050	0106	10/03	299,950	1,350	0	7	1940	4	7,568	Y	N	11750 2ND AV NW
2	186240	0015	12/04	342,000	1,360	0	7	1937	4	8,100	Y	N	9246 15TH AV NW
2	730890	0275	2/04	317,000	1,360	950	7	1949	4	7,720	N	N	12252 3RD AV NW
2	552260	0055	1/04	268,500	1,360	0	7	1950	3	6,700	Y	N	10023 11TH AV NW
2	949820	0096	5/04	379,900	1,370	0	7	1942	4	6,804	N	N	10345 12TH AV NW
2	186240	0055	12/04	344,950	1,370	0	7	1948	5	7,480	N	N	9247 14TH AV NW
2	074800	0370	3/04	275,000	1,380	0	7	1951	3	8,100	N	N	14014 3RD AV NW
2	074800	0235	3/03	274,950	1,400	0	7	1951	4	8,100	N	N	14021 1ST AV NW
2	010600	0395	9/04	305,000	1,410	0	7	1951	4	8,053	N	N	10320 DIBBLE AV NW
2	914410	0167	5/03	269,000	1,410	0	7	1952	3	8,910	N	N	9611 14TH AV NW
2	730890	0405	4/04	279,000	1,420	0	7	1941	4	5,760	N	N	12020 3RD AV NW
2	113900	0840	7/03	270,000	1,420	200	7	1942	3	7,500	N	N	10520 1ST AV NW
2	074800	0390	5/03	256,000	1,420	0	7	1952	3	8,100	N	N	14046 3RD AV NW
2	076700	0197	6/04	265,000	1,420	0	7	1995	3	1,359	N	N	324 NW 103RD ST
2	076700	0204	3/04	250,000	1,460	0	7	1995	3	2,297	N	N	320 NW 103RD ST
2	638050	0035	9/04	295,000	1,490	0	7	1943	4	7,676	N	N	11714 1ST AV NW
2	076700	0157	12/03	239,950	1,500	0	7	1999	3	1,314	Y	N	321 NW 103RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	076700	0156	8/03	240,000	1,500	0	7	1999	3	1,353	Y	N	323 NW 103RD ST
2	076700	0159	4/04	251,900	1,500	0	7	1999	3	1,471	N	N	315 NW 103RD ST
2	076700	0160	5/04	261,000	1,500	0	7	1999	3	3,247	N	N	317 NW 103RD ST
2	076700	0179	5/04	272,000	1,500	0	7	2000	3	1,774	N	N	10122 4TH AV NW
2	076700	0175	4/04	263,000	1,500	0	7	2000	3	2,949	N	N	10116 4TH AV NW
2	362603	9312	11/03	329,000	1,510	210	7	1958	3	6,712	N	N	10331 14TH AV NW
2	113900	0185	11/03	302,000	1,520	280	7	1964	3	6,300	N	N	10707 PALATINE AV N
2	113900	0020	3/03	295,100	1,540	420	7	1924	4	7,560	Y	N	10738 PALATINE AV N
2	730890	0240	3/03	344,000	1,550	260	7	1936	5	7,710	Y	N	12227 1ST AV NW
2	730890	0240	3/04	390,000	1,550	260	7	1936	5	7,710	Y	N	12227 1ST AV NW
2	440320	0095	10/04	394,000	1,560	0	7	1937	4	8,730	N	N	10017 MARY AV NW
2	891050	0110	9/03	361,000	1,590	500	7	1925	3	7,560	N	N	11226 1ST AV NW
2	515120	0260	6/03	287,000	1,650	0	7	1947	4	6,750	N	N	103 NW 140TH ST
2	914410	0135	12/03	399,950	1,650	990	7	1949	4	8,910	N	N	9709 14TH AV NW
2	010700	0020	10/03	300,000	1,650	0	7	1950	3	6,429	N	N	10441 ALDERBROOK PL NW
2	010700	0105	7/04	315,000	1,650	0	7	1950	3	6,700	N	N	10310 8TH AV NW
2	010800	0105	4/03	317,000	1,650	0	7	1953	3	7,700	N	N	415 NW 101ST ST
2	113900	0385	8/04	385,000	1,660	0	7	1922	4	10,074	Y	N	10710 3RD AV NW
2	322320	0050	2/03	292,500	1,670	790	7	1944	3	6,250	Y	N	11513 PALATINE AV N
2	074800	0220	5/03	290,000	1,740	0	7	1990	3	8,100	N	N	14041 1ST AV NW
2	891050	0195	11/03	314,900	1,750	950	7	1917	4	7,373	Y	N	11238 PALATINE AV N
2	113900	0455	5/04	399,922	1,750	200	7	1923	4	8,820	Y	N	10739 2ND AV NW
2	113900	0670	2/04	399,000	1,780	390	7	1928	5	7,500	N	N	10553 2ND AV NW
2	638050	0086	3/04	320,000	1,780	0	7	1955	3	5,975	N	N	116 NW 117TH ST
2	076700	0015	8/04	354,000	1,830	0	7	1951	4	8,220	N	N	10034 8TH AV NW
2	515300	0115	7/04	449,500	1,860	500	7	1951	4	7,680	N	N	12529 1ST AV NW
2	730890	0626	3/04	395,000	1,880	500	7	1947	3	7,812	N	N	12012 1ST AV NW
2	074800	0215	2/03	262,500	1,880	0	7	1951	3	8,100	N	N	14047 1ST AV NW
2	914410	0145	2/03	334,650	1,910	0	7	1928	5	9,570	N	N	9703 14TH AV NW
2	362603	9205	8/03	365,000	1,920	1,400	7	1941	5	11,872	N	N	10327 14TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	741420	0015	8/04	331,500	2,060	0	7	1953	4	8,040	N	N	10345 DIBBLE AV NW
2	113900	0945	2/04	375,000	2,080	0	7	1922	4	7,500	N	N	10522 PALATINE AV N
2	515120	0480	4/03	300,600	2,100	0	7	1945	4	6,750	N	N	13742 3RD AV NW
2	530320	0070	7/03	380,000	1,080	900	8	1942	4	7,800	N	N	11609 1ST AV NW
2	730940	0020	9/04	500,000	1,110	1,110	8	1950	5	5,700	Y	N	12211 GREENWOOD AV N
2	615490	0170	5/04	406,000	1,210	340	8	1948	4	6,120	Y	N	905 NW 103RD ST
2	391840	0147	12/04	357,000	1,220	840	8	1977	4	7,505	N	N	11520 3RD AV NW
2	552260	0185	4/03	345,000	1,250	840	8	1950	3	7,008	Y	N	9717 9TH AV NW
2	268060	0010	12/04	295,000	1,260	0	8	1953	3	8,160	N	N	12550 3RD AV NW
2	638050	0101	12/04	370,000	1,260	600	8	1956	3	7,681	N	N	11740 2ND AV NW
2	914410	0348	4/03	354,000	1,270	700	8	1989	3	7,236	Y	N	9629 12TH AV NW
2	076700	0221	6/04	424,950	1,290	940	8	1994	3	9,476	N	N	329 NW 105TH ST
2	730890	0545	6/04	387,000	1,300	0	8	1947	3	7,671	N	N	12001 1ST AV NW
2	730890	0545	3/04	387,000	1,300	0	8	1947	3	7,671	N	N	12001 1ST AV NW
2	730890	0375	2/03	305,000	1,340	300	8	1947	3	8,097	N	N	12056 3RD AV NW
2	730890	0025	1/03	359,000	1,350	720	8	1947	3	7,044	Y	N	12224 PALATINE AV N
2	440320	0180	9/03	426,500	1,350	400	8	1947	4	7,440	N	N	10034 MARY AV NW
2	914410	0029	8/04	359,950	1,350	1,350	8	1955	3	8,010	Y	N	9524 15TH AV NW
2	287460	0115	3/03	349,500	1,360	0	8	1953	4	14,701	N	N	10720 9TH AV NW
2	891050	0586	9/03	395,000	1,360	940	8	1977	3	7,560	Y	N	11015 1ST AV NW
2	730890	0005	5/04	364,000	1,400	640	8	1952	3	8,791	N	N	12250 PALATINE AV N
2	287460	0295	9/04	370,000	1,400	0	8	1954	3	8,211	N	N	912 NW 107TH ST
2	226900	0040	3/03	342,500	1,420	1,200	8	1950	3	7,203	N	N	11517 2ND AV NW
2	891050	0032	7/03	430,000	1,420	460	8	1961	4	10,500	Y	N	11325 2ND AV NW
2	552260	0175	8/03	397,888	1,450	1,030	8	1954	4	6,450	Y	N	9726 11TH AV NW
2	287460	0365	4/04	405,000	1,460	840	8	1958	3	7,338	Y	N	921 NW 106TH ST
2	362603	9275	7/03	351,000	1,470	530	8	1957	3	7,200	Y	N	909 NW 105TH ST
2	362603	9026	8/04	395,000	1,480	780	8	1984	3	9,223	Y	N	9515 HOLMAN RD NW
2	730890	0035	5/03	360,000	1,490	700	8	1951	3	6,846	Y	N	12212 PALATINE AV N
2	247450	0015	6/04	380,000	1,490	0	8	1954	3	21,280	N	N	814 NW 108TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	730890	0380	6/03	324,500	1,510	200	8	1950	3	7,692	N	N	12050 3RD AV NW
2	287460	0165	3/04	387,000	1,510	800	8	1952	3	6,658	N	N	10520 9TH AV NW
2	891050	0570	2/03	299,950	1,530	250	8	1957	3	7,560	N	N	11002 2ND AV NW
2	914410	0116	10/03	349,950	1,530	850	8	1963	3	6,498	N	N	1419 NW 100TH ST
2	730890	0655	12/04	460,000	1,540	880	8	1936	4	7,440	Y	N	12013 PALATINE AV N
2	730890	0325	5/03	370,000	1,540	600	8	1941	4	8,079	N	N	12203 2ND AV NW
2	287460	0405	9/03	370,000	1,540	1,040	8	1953	3	6,300	N	N	928 NW 105TH ST
2	287460	0205	6/03	495,000	1,540	1,400	8	1955	5	6,300	Y	N	10526 11TH AV NW
2	287460	0140	12/04	338,600	1,550	0	8	1954	4	8,765	N	N	10622 9TH AV NW
2	287460	0005	5/03	364,600	1,580	770	8	1952	3	6,656	Y	N	10501 11TH AV NW
2	287460	0310	2/03	349,000	1,590	480	8	1958	3	14,667	Y	N	921 NW 107TH ST
2	242603	9281	7/04	425,000	1,600	1,040	8	1984	3	8,160	N	N	12715 2ND AV NW
2	914410	0066	5/04	457,000	1,610	0	8	1921	4	9,768	Y	N	9720 15TH AV NW
2	730890	0330	7/04	405,000	1,620	0	8	1937	4	7,702	N	N	12211 2ND AV NW
2	201630	0010	9/04	487,400	1,620	1,220	8	1965	5	6,473	N	N	10044 14TH AV NW
2	287460	0210	7/03	450,000	1,760	1,400	8	1954	3	6,300	N	N	10532 11TH AV NW
2	730890	0120	12/04	429,000	1,770	650	8	1926	5	10,581	N	N	114 N 122ND ST
2	914410	0247	11/04	555,650	1,830	750	8	1909	5	6,930	N	N	9546 14TH AV NW
2	949820	0040	7/03	345,000	1,830	0	8	1990	3	6,930	N	N	10329 13TH AV NW
2	891050	0090	11/04	475,000	1,850	0	8	1988	3	7,308	N	N	11250 1ST AV NW
2	186240	0066	5/04	499,200	2,250	0	8	1999	3	8,100	N	N	9240 MARY AV NW
2	198020	0395	7/04	390,000	2,330	0	8	1968	3	9,000	N	N	14308 3RD AV NW
2	113900	0915	10/03	445,000	2,390	390	8	1925	4	7,500	Y	N	201 N 107TH ST
2	914410	0326	10/04	450,000	2,490	800	8	1951	5	8,910	Y	N	9734 13TH AV NW
2	113900	0336	4/04	465,000	2,490	0	8	1998	3	5,040	Y	N	10750 3RD AV NW
2	074800	0380	5/04	408,000	2,750	0	8	1959	3	8,100	N	N	14034 3RD AV NW
2	515120	0185	2/04	481,650	2,960	0	8	2003	3	6,066	N	N	13713 PALATINE AV N
2	515120	0405	6/04	495,000	1,410	840	9	1987	3	6,750	N	N	13731 2ND AV NW
2	891050	0138	8/04	649,000	2,100	960	9	2004	3	8,009	N	N	11201 N 112TH ST
2	914410	0358	12/03	525,000	2,300	0	9	1995	3	8,910	N	N	9620 13TH AV NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	198020	0002	12/04	485,000	2,450	0	9	1989	3	8,677	N	N	137 NW 145TH ST
2	198020	0335	12/04	674,950	2,500	0	9	2004	3	8,100	N	N	111 NW 144TH ST
2	198020	0345	8/04	695,000	2,500	0	9	2004	3	8,315	N	N	14323 1ST AV NW
2	198020	0015	3/03	525,000	2,660	870	9	2000	3	7,202	N	N	121 NW 145TH ST
2	198020	0340	7/04	699,950	2,790	0	9	2004	3	8,100	N	N	107 NW 144TH ST
2	198020	0382	6/04	685,000	2,900	1,070	9	2003	3	6,504	N	N	204 NW 143RD ST
2	186240	0072	6/04	643,500	3,050	0	9	2004	3	8,160	N	N	9231 14TH AV NW
2	914410	0185	8/04	710,000	3,130	940	9	2000	3	9,450	N	N	9530 MARY AV NW
2	914410	0155	4/04	699,900	3,190	0	9	2003	3	8,910	N	N	9626 MARY AV NW
2	198020	0384	9/03	639,950	3,620	0	9	2003	3	6,499	N	N	206 NW 143RD ST
2	252603	9214	5/04	575,000	2,410	0	10	1998	3	10,302	N	N	10845 8TH AV NW
2	198020	0005	5/03	507,000	2,540	0	10	1988	3	7,506	N	N	127 NW 145TH ST
2	515120	0445	10/03	557,000	2,940	0	10	2000	3	6,750	N	N	13708 3RD AV NW
4	614160	0225	3/03	214,500	710	0	6	1926	4	6,103	N	N	12224 N PARK AV
4	178550	0080	5/04	237,000	720	0	6	1950	4	6,000	N	N	12504 PHINNEY AV N
4	614010	0105	1/03	181,000	730	0	6	1947	3	7,761	N	N	11741 PHINNEY AV N
4	614060	0260	4/03	259,150	740	740	6	1926	4	8,698	N	N	11520 N PARK AV
4	192604	9246	10/03	230,000	790	740	6	1951	3	8,050	Y	N	12702 FREMONT AV N
4	614110	0270	4/04	270,000	800	0	6	1946	3	6,575	N	N	12045 DAYTON AV N
4	614060	0205	5/04	260,000	820	0	6	1925	3	7,200	N	N	11525 N PARK AV
4	614010	0181	5/04	258,300	880	0	6	1947	4	7,567	N	N	11509 PHINNEY AV N
4	614060	0200	9/03	210,000	980	0	6	1915	3	7,200	N	N	11517 N PARK AV
4	614010	0745	10/03	234,000	990	0	6	1933	4	7,983	N	N	11508 EVANSTON AV N
4	614010	0205	12/03	250,000	990	0	6	1940	4	7,234	N	N	11539 PHINNEY AV N
4	614010	0185	9/04	265,000	1,050	0	6	1947	4	7,860	N	N	11515 PHINNEY AV N
4	178550	0130	12/04	275,000	1,150	0	6	1944	3	7,650	N	N	12509 EVANSTON AV N
4	891100	0070	11/03	220,000	1,180	0	6	1940	3	7,931	N	N	11211 PHINNEY AV N
4	192604	9332	10/04	325,000	1,370	940	6	1925	4	7,376	N	N	714 N 128TH ST
4	614160	0140	7/03	320,000	1,950	750	6	1948	4	11,675	Y	N	12044 N PARK AV
4	863060	0040	11/03	259,950	820	0	7	1939	3	7,563	N	N	11014 DAYTON AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614110	0404	4/04	304,900	840	300	7	1944	3	7,592	N	N	12249 DAYTON AV N
4	178550	0100	2/04	273,000	840	0	7	1949	4	7,650	N	N	12539 EVANSTON AV N
4	614110	0600	6/04	305,000	880	500	7	1946	4	6,589	N	N	12016 DAYTON AV N
4	614110	0580	3/04	327,500	890	440	7	1941	4	6,579	N	N	12036 DAYTON AV N
4	434380	0035	10/04	255,500	900	220	7	1949	4	7,645	N	N	12522 N PARK AV N
4	701720	0055	10/04	400,500	910	170	7	1941	3	14,127	N	N	11226 FREMONT AV N
4	614110	0585	8/03	269,950	920	0	7	1941	3	6,582	N	N	12032 DAYTON AV N
4	614010	0360	2/04	225,000	930	0	7	1918	4	7,937	N	N	11726 PHINNEY AV N
4	637850	0145	2/04	292,500	930	0	7	1937	3	7,528	N	N	11226 DAYTON AV N
4	614110	0745	6/04	328,000	930	0	7	1938	3	9,887	N	N	12015 FREMONT AV N
4	614110	0845	5/04	300,000	930	0	7	1947	4	6,563	Y	N	12215 FREMONT AV N
4	637850	0225	2/03	315,000	950	0	7	1937	3	6,906	N	N	11213 EVANSTON AV N
4	863060	0045	10/04	320,000	950	120	7	1939	4	7,565	N	N	11008 DAYTON AV N
4	291620	0057	8/04	280,000	950	950	7	1950	3	7,650	N	N	12703 DAYTON AV N
4	614060	0163	8/03	276,000	970	450	7	1925	3	7,200	N	N	11526 FREMONT AV N
4	614110	0340	7/04	324,900	970	450	7	1926	4	6,561	N	N	12212 PHINNEY AV N
4	614110	0590	9/03	265,000	970	140	7	1928	4	6,584	N	N	12026 DAYTON AV N
4	637850	0255	3/03	309,950	970	970	7	1951	4	6,279	N	N	11208 EVANSTON AV N
4	718980	0150	6/03	255,500	980	0	7	1940	3	5,040	N	N	11049 FREMONT AV N
4	178550	0149	2/03	220,000	990	570	7	1969	3	6,648	Y	N	12545 FREMONT AV N
4	863060	0100	10/03	299,950	1,000	270	7	1939	4	7,831	N	N	11057 EVANSTON AV N
4	291620	0064	7/03	250,000	1,010	0	7	1947	3	7,650	N	N	12751 EVANSTON AV N
4	637850	0125	9/04	289,000	1,040	0	7	1939	4	7,538	N	N	11204 DAYTON AV N
4	614010	0609	7/03	269,950	1,040	0	7	1950	3	9,298	N	N	11532 DAYTON AV N
4	614010	0900	5/03	240,000	1,060	0	7	1953	3	7,940	N	N	11721 FREMONT AV N
4	701720	0085	6/04	271,000	1,080	0	7	1949	3	5,025	N	N	11060 FREMONT AV N
4	614110	0815	10/03	255,900	1,090	0	7	1947	4	9,826	Y	N	12233 FREMONT AV N
4	614110	0075	12/03	282,000	1,110	220	7	1937	3	6,970	N	N	312 N 122ND ST
4	863060	0075	2/04	307,000	1,120	260	7	1939	4	7,500	N	N	11027 EVANSTON AV N
4	614010	0580	10/03	269,500	1,130	0	7	1946	4	5,508	N	N	11554 DAYTON AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614110	0465	5/04	274,380	1,130	0	7	1947	5	6,559	N	N	12216 DAYTON AV N
4	178550	0091	11/04	275,000	1,160	0	7	1942	3	6,160	N	N	12553 EVANSTON AV N
4	614110	0605	6/03	268,100	1,210	220	7	1948	3	6,591	N	N	12012 DAYTON AV N
4	192604	9263	1/03	302,000	1,240	0	7	1920	3	11,950	N	N	705 N 128TH ST
4	291620	0115	5/04	302,000	1,260	0	7	1962	4	7,650	N	N	12711 EVANSTON AV N
4	614160	0110	2/04	390,000	1,280	560	7	1948	4	11,200	N	N	12014 FREMONT AV N
4	434380	0015	1/04	370,000	1,290	1,300	7	1949	3	8,784	N	N	12546 N PARK AV N
4	614110	0760	10/04	358,900	1,290	320	7	1976	3	5,040	N	N	616 N 120TH ST
4	718980	0090	9/03	280,000	1,300	0	7	1954	3	5,166	N	N	11001 FREMONT AV N
4	701720	0083	5/04	375,000	1,320	930	7	1998	3	5,705	N	N	11202 FREMONT AV N
4	192604	9072	5/04	379,000	1,330	960	7	1997	3	5,995	N	N	708 N 128TH ST
4	291620	0032	8/04	315,000	1,340	0	7	1952	3	7,800	N	N	316 N 127TH ST
4	614010	0865	7/03	320,000	1,350	600	7	1924	4	9,275	N	N	11700 EVANSTON AV N
4	891100	0585	5/04	357,500	1,370	870	7	1992	3	5,363	N	N	11012 PHINNEY AV N
4	614060	0240	9/03	250,000	1,440	0	7	1951	3	8,371	N	N	11550 N PARK AV
4	614160	0120	11/03	389,000	1,500	0	7	1929	4	9,524	N	N	12002 FREMONT AV N
4	614110	0515	2/04	325,000	1,500	0	7	1940	4	6,556	N	N	12225 EVANSTON AV N
4	614010	0670	4/04	255,000	1,660	0	7	1949	3	7,967	N	N	11539 EVANSTON AV N
4	701720	0110	6/04	325,000	1,690	0	7	1982	3	6,658	N	N	11038 FREMONT AV N
4	701720	0075	9/03	321,000	1,820	0	7	1941	4	11,411	N	N	11206 FREMONT AV N
4	614010	0625	3/04	375,000	1,900	0	7	1926	4	7,980	N	N	11514 DAYTON AV N
4	291620	0045	9/03	276,500	2,110	0	7	1952	3	7,650	N	N	12726 PHINNEY AV N
4	637850	0175	9/03	310,000	2,120	0	7	1938	3	6,568	N	N	11258 DAYTON AV N
4	614060	0100	12/03	385,000	2,150	120	7	1928	4	7,200	N	N	11727 N PARK AV
4	291620	0142	8/03	375,000	2,260	0	7	1988	4	7,314	N	N	12724 EVANSTON AV N
4	891100	0075	12/04	355,000	1,240	680	8	1975	4	7,924	N	N	11215 PHINNEY AV N
4	614110	0710	10/03	347,000	1,540	870	8	1960	4	8,550	N	N	12041 FREMONT AV N
4	614110	0707	8/03	350,000	1,560	1,200	8	1962	4	8,546	Y	N	12047 FREMONT AV N
4	614160	0080	7/03	360,000	1,600	1,000	8	1961	4	8,000	N	N	12032 FREMONT AV N
4	614110	0865	10/03	370,000	1,850	1,150	8	1947	3	9,847	Y	N	12200 EVANSTON AV N

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Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614110	0115	8/03	290,000	1,940	0	8	1959	3	9,315	N	N	12024 GREENWOOD AV N
4	614160	0121	7/04	469,500	2,260	0	8	2004	3	6,574	N	N	712 N 120TH ST
5	026300	0310	2/03	191,000	860	0	5	1919	5	8,100	N	N	715 N 96TH ST
5	229140	1505	1/04	213,500	910	0	5	1945	2	7,440	N	N	10714 FREMONT AV N
5	229140	1350	1/04	187,950	1,000	0	5	1922	3	3,720	N	N	10522 FREMONT AV N
5	614560	0400	7/04	215,000	590	450	6	1929	4	5,766	N	N	911 N 105TH ST
5	078900	0145	9/03	235,000	650	410	6	1915	4	2,700	N	N	509 N 92ND ST
5	614560	1540	8/03	223,000	650	0	6	1940	5	4,077	N	N	702 N 102ND ST
5	614560	2345	10/03	225,000	670	0	6	1910	4	3,844	N	N	416 N 100TH ST
5	614560	1910	8/03	246,500	670	0	6	1927	4	3,844	N	N	749 N 102ND ST
5	926670	0215	2/03	219,977	700	0	6	1920	4	5,100	N	N	907 N 90TH ST
5	312604	9141	9/03	230,000	700	0	6	1937	3	5,610	N	N	714 N 90TH ST
5	130630	0264	7/04	230,000	700	0	6	1947	3	5,108	N	N	510 N 107TH ST
5	312604	9256	4/04	250,000	700	0	6	1947	4	5,904	N	N	9617 FREMONT AV N
5	614560	0860	2/03	200,000	720	0	6	1917	4	3,844	N	N	507 N 104TH ST
5	926670	1175	8/04	220,000	740	0	6	1989	3	5,125	N	N	743 N 88TH ST
5	312604	9368	10/03	252,250	750	0	6	1910	4	3,993	N	N	737 N 91ST ST
5	030600	0439	5/03	250,000	770	0	6	1943	3	5,212	N	N	730 N 97TH ST
5	614560	1675	10/04	285,000	790	600	6	1925	4	3,844	N	N	920 N 102ND ST
5	229140	0185	12/04	340,000	790	0	6	1925	4	5,580	N	N	10708 WHITMAN AV N
5	604640	0490	8/04	265,000	800	120	6	1925	4	5,100	N	N	8617 LINDEN AV N
5	152930	0330	5/04	274,500	800	800	6	1926	5	6,941	N	N	9513 EVANSTON AV N
5	926670	1155	5/04	295,000	800	440	6	1936	5	5,125	N	N	753 N 88TH ST
5	614560	0321	5/04	227,500	820	0	6	1912	5	3,555	N	N	754 N 104TH ST
5	614560	2180	5/04	290,000	820	400	6	1919	4	3,844	N	N	351 N 102ND ST
5	614560	1175	9/04	242,950	820	0	6	1947	3	3,844	N	N	333 N 103RD ST
5	604640	0095	12/03	199,990	830	0	6	1908	4	5,100	N	N	918 N 87TH ST
5	614560	1663	9/04	305,000	840	0	6	1928	5	3,649	N	N	926 N 102ND ST
5	229140	0195	5/03	250,000	850	400	6	1926	4	2,908	N	N	10710 WHITMAN AV N
5	926670	0785	6/03	263,000	860	400	6	1932	4	5,100	Y	N	902 N 88TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	1450	4/04	205,000	870	0	6	1916	4	3,844	N	N	749 N 103RD ST
5	643150	0282	6/03	244,000	880	0	6	1921	4	5,000	N	N	8540 DAYTON AV N
5	614560	1180	1/04	289,950	900	0	6	1920	5	3,844	N	N	335 N 103RD ST
5	614560	2425	4/04	235,000	950	0	6	1910	4	3,844	N	N	523 N 101ST ST
5	614560	1500	7/04	268,000	950	500	6	1921	4	3,936	N	N	726 N 102ND ST
5	614560	1090	9/03	235,000	980	0	6	1920	4	5,766	N	N	332 N 103RD ST
5	926670	0665	3/03	249,950	980	0	6	1925	5	5,100	N	N	747 N 89TH ST
5	614560	0875	8/03	250,000	1,000	0	6	1919	4	3,844	N	N	519 N 104TH ST
5	614560	0080	5/04	269,950	1,000	220	6	1920	4	3,844	N	N	336 N 104TH ST
5	291720	0645	9/04	270,000	1,010	0	6	1948	3	6,200	N	N	611 N 100TH ST
5	926670	1075	2/03	210,000	1,020	0	6	1950	4	5,100	N	N	933 N 88TH ST
5	026300	0291	2/03	265,000	1,040	500	6	1919	4	9,450	N	N	741 N 96TH ST
5	229140	0920	9/03	305,000	1,040	240	6	1941	3	5,580	N	N	10727 LINDEN AV N
5	614560	1340	8/03	188,500	1,060	0	6	1945	3	3,844	N	N	534 N 102ND ST
5	604640	0645	7/03	283,000	1,100	0	6	1916	5	5,100	N	N	927 N 87TH ST
5	926670	0128	5/04	249,990	1,120	0	6	1925	5	4,975	N	N	929 N 90TH ST
5	312604	9145	6/04	311,000	1,160	0	6	1910	4	5,112	N	N	719 N 92ND ST
5	614560	1255	4/03	239,950	1,160	0	6	1912	4	5,767	N	N	320 N 102ND ST
5	604640	1080	1/03	259,950	1,160	0	6	1916	4	2,550	N	N	8511 LINDEN AV N
5	614560	1460	10/03	217,990	1,170	0	6	1916	4	3,844	N	N	757 N 103RD ST
5	614560	1110	3/03	215,000	1,180	0	6	1917	4	3,844	N	N	318 N 103RD ST
5	926670	1085	10/04	250,000	1,370	0	6	1944	5	5,100	N	N	929 N 88TH ST
5	152930	0345	5/03	249,000	1,390	0	6	1926	5	6,973	N	N	9527 EVANSTON AV N
5	614560	2381	4/04	279,000	720	720	7	1926	4	5,766	N	N	320 N 100TH ST
5	030600	0070	6/03	260,000	720	720	7	1928	4	4,000	N	N	727 N 100TH ST
5	229140	1435	6/03	215,000	730	0	7	1938	3	5,508	N	N	10727 N PARK AV
5	078900	0450	5/04	245,000	730	0	7	1940	4	5,662	N	N	9238 EVANSTON AV N
5	030600	0265	8/03	249,000	740	720	7	1928	4	5,932	N	N	700 N 98TH ST
5	614560	2035	12/04	320,000	750	750	7	1938	4	3,844	N	N	525 N 102ND ST
5	614560	2035	5/03	247,000	750	750	7	1938	4	3,844	N	N	525 N 102ND ST

Improved Sales Used In This Physical Inspection Analysis
Area 5

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2340	7/04	305,000	760	760	7	1941	4	3,844	N	N	420 N 100TH ST
5	614560	1730	8/03	259,000	760	460	7	1941	4	3,844	N	N	927 N 102ND ST
5	130630	0075	11/03	251,000	760	520	7	1954	3	6,300	N	N	10748 EVANSTON AV N
5	604640	0405	4/03	265,000	760	540	7	1986	3	2,550	N	N	739 N 87TH ST
5	604640	0455	10/03	274,000	770	530	7	1986	3	2,550	N	N	743 N 87TH ST
5	604640	0445	2/03	275,000	780	530	7	1986	3	2,550	N	N	749 N 87TH ST
5	614560	2535	5/03	216,000	790	0	7	1942	4	3,844	N	N	749 N 101ST ST
5	614560	2065	4/03	259,000	800	0	7	1925	4	6,631	N	N	520 N 101ST ST
5	604640	0375	6/03	275,500	800	540	7	1987	3	2,550	N	N	721 N 87TH ST
5	643150	0280	1/03	254,000	830	0	7	1921	4	5,000	N	N	8528 DAYTON AV N
5	614560	1345	12/04	282,000	830	830	7	1955	3	3,844	N	N	530 N 102ND ST
5	614560	2645	12/03	224,500	840	0	7	1941	4	3,844	N	N	923 N 101ST ST
5	030600	0015	12/04	260,400	850	0	7	1926	4	5,594	N	N	705 N 100TH ST
5	926670	0855	6/03	250,000	850	160	7	1941	4	5,100	N	N	921 N 89TH ST
5	152930	0305	2/03	225,000	860	550	7	1940	4	6,941	N	N	9512 DAYTON AV N
5	946520	0445	9/03	235,500	870	0	7	1939	3	6,282	N	N	9219 DAYTON AV N
5	946520	0425	5/04	271,450	870	0	7	1940	3	6,283	N	N	404 N 92ND ST
5	946520	0340	5/03	262,500	880	0	7	1928	4	6,286	N	N	9027 DAYTON AV N
5	384610	0050	9/03	300,000	880	600	7	1981	3	6,079	N	N	912 N 98TH ST
5	946520	0345	8/03	309,000	890	850	7	1928	5	6,286	N	N	9031 DAYTON AV N
5	614560	1895	12/04	281,495	890	520	7	1956	3	3,844	N	N	737 N 102ND ST
5	614560	2760	8/03	257,000	900	0	7	1926	4	3,922	N	N	906 N 100TH ST
5	614560	1510	11/03	275,000	900	100	7	1928	5	3,844	N	N	724 N 102ND ST
5	946520	0410	9/04	316,000	900	400	7	1938	3	6,282	N	N	9218 PHINNEY AV N
5	130630	0055	7/03	231,000	900	0	7	1942	3	6,329	N	N	10751 FREMONT AV N
5	130630	0040	4/03	237,000	900	0	7	1942	3	6,340	N	N	10739 FREMONT AV N
5	614560	1400	12/04	219,000	900	0	7	1950	2	3,844	N	N	711 N 103RD ST
5	946520	0405	1/03	257,000	910	0	7	1939	4	6,282	N	N	9222 PHINNEY AV N
5	926670	0315	1/03	269,000	910	0	7	1942	4	5,100	N	N	742 N 89TH ST
5	604640	1295	8/04	286,000	920	260	7	1916	4	5,100	N	N	711 N 86TH ST

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Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	946520	0290	10/03	290,000	920	600	7	1931	3	6,287	N	N	9018 PHINNEY AV N
5	946520	0280	2/04	318,000	920	0	7	1939	4	6,286	N	N	9024 PHINNEY AV N
5	229140	1060	3/03	239,000	920	0	7	1950	4	7,440	N	N	10545 LINDEN AV N
5	614560	2130	3/04	276,500	930	0	7	1916	4	3,845	N	N	317 N 102ND ST
5	926670	0719	7/03	273,000	930	0	7	1950	4	5,100	N	N	753 N 89TH ST
5	152930	0265	6/04	300,000	940	700	7	1940	4	7,026	N	N	9552 DAYTON AV N
5	614560	2170	4/04	285,000	960	0	7	1929	4	3,844	N	N	345 N 102ND ST
5	946520	0350	10/03	255,000	960	280	7	1938	4	6,913	N	N	9047 DAYTON AV N
5	614560	1425	1/04	265,700	960	0	7	1955	3	4,228	N	N	729 N 103RD ST
5	614560	1720	8/04	215,000	960	0	7	1972	4	3,844	N	N	919 N 102ND ST
5	554080	0150	8/03	265,000	970	660	7	1908	4	5,100	N	N	939 N 91ST ST
5	926670	1125	2/04	280,000	970	240	7	1952	3	5,125	N	N	907 N 88TH ST
5	614560	1890	5/04	279,950	980	980	7	1965	3	3,844	N	N	733 N 102ND ST
5	614560	2580	3/04	262,500	990	0	7	1949	3	3,844	N	N	734 N 100TH ST
5	152930	0110	2/04	331,000	1,000	300	7	1926	4	6,000	N	N	9547 PHINNEY AV N
5	604640	0185	6/04	325,000	1,000	640	7	1964	4	5,100	N	N	736 N 87TH ST
5	229140	0870	7/04	299,000	1,010	360	7	1947	3	7,440	N	N	10908 N PARK AV
5	614560	1935	12/04	255,000	1,010	0	7	1955	3	5,765	N	N	748 N 101ST ST
5	946520	0075	7/04	374,000	1,020	1,020	7	1938	5	5,908	N	N	9211 PHINNEY AV N
5	291720	0525	8/04	310,000	1,020	430	7	1941	4	6,139	N	N	9752 EVANSTON AV N
5	614560	0270	12/03	198,000	1,020	0	7	1947	3	3,844	N	N	723 N 105TH ST
5	229140	0468	4/04	276,500	1,020	560	7	1990	3	3,720	N	N	10513 WHITMAN AV N
5	312604	9411	8/03	235,000	1,040	60	7	1997	3	1,760	N	N	710 A N 94TH ST
5	614560	1200	12/03	305,000	1,070	0	7	1918	5	3,844	N	N	353 N 103RD ST
5	291720	0095	11/04	415,000	1,080	900	7	1940	4	5,395	Y	N	9731 PHINNEY AV N
5	946520	0455	6/03	290,000	1,080	0	7	1950	3	6,281	N	N	9229 DAYTON AV N
5	312604	9271	10/03	292,000	1,080	0	7	1952	3	6,732	N	N	714 N 91ST ST
5	614560	0375	2/04	292,000	1,120	500	7	1917	5	3,844	N	N	714 N 104TH ST
5	229140	1040	5/04	265,000	1,120	0	7	1950	4	7,440	N	N	10746 N PARK AV
5	614560	0955	3/04	240,000	1,120	0	7	1972	3	3,844	N	N	514 N 103RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	229140	0800	1/03	350,000	1,130	220	7	1998	3	5,940	N	N	10916 LINDEN AV N
5	604640	1130	5/04	368,000	1,130	0	7	1920	4	5,100	N	N	747 N 86TH ST
5	604640	0187	12/03	269,950	1,150	0	7	1916	5	5,100	N	N	730 N 87TH ST
5	614560	1835	5/04	270,000	1,160	0	7	1985	3	3,844	N	N	910 N 101ST ST
5	229140	1280	4/04	260,000	1,180	0	7	1979	3	3,720	N	N	10519 N PARK AV
5	291720	0415	1/03	280,000	1,210	1,210	7	1937	4	7,082	N	N	9712 DAYTON AV N
5	030600	0340	6/04	258,500	1,240	0	7	1950	3	6,483	N	N	739 N 98TH ST
5	030600	0434	6/04	327,000	1,260	650	7	1941	3	7,627	N	N	736 N 97TH ST
5	926670	1215	9/04	330,000	1,270	240	7	1928	4	5,125	N	N	727 N 88TH ST
5	891100	0390	7/03	295,000	1,270	1,000	7	1949	3	8,110	N	N	10515 PHINNEY AV N
5	614560	0055	4/04	250,000	1,280	0	7	1921	4	3,844	N	N	360 N 104TH ST
5	614560	2030	8/04	329,950	1,280	480	7	1984	4	3,844	N	N	521 N 102ND ST
5	643150	0232	3/04	330,000	1,290	450	7	1911	5	6,086	N	N	8536 EVANSTON AV N
5	614560	0311	9/04	192,000	1,290	0	7	1916	3	5,766	N	N	755 N 105TH ST
5	946520	0200	11/03	309,000	1,290	860	7	1918	5	5,912	Y	N	9015 PHINNEY AV N
5	614560	2463	8/04	290,000	1,310	0	7	1995	3	3,762	N	N	506 N 100TH ST
5	614560	1975	11/04	273,200	1,320	0	7	1916	5	3,844	N	N	714 N 101ST ST
5	926670	0645	3/04	270,000	1,320	0	7	1985	3	2,550	N	N	732 N 88TH ST
5	643150	0151	4/03	335,000	1,330	0	7	1920	4	7,893	N	N	8748 DAYTON AV N
5	926670	1095	7/04	275,000	1,330	0	7	1984	3	2,563	N	N	925 N 88TH ST
5	078900	0630	3/04	272,950	1,330	0	7	1998	3	2,174	N	N	9257 FREMONT AV N
5	174770	0020	6/04	313,500	1,340	0	7	1945	3	7,366	N	N	10741 DAYTON AV N
5	078900	0030	5/03	269,000	1,350	760	7	1911	4	8,213	N	N	9226 DAYTON AV N
5	174770	0070	6/03	269,000	1,360	0	7	1941	3	7,375	N	N	10714 PHINNEY AV N
5	364510	0285	1/03	264,000	1,360	600	7	1962	3	6,399	N	N	10550 DAYTON AV N
5	078900	0560	2/04	284,000	1,360	0	7	1995	3	2,197	N	N	9231 FREMONT AV N
5	946520	0335	6/04	350,000	1,400	170	7	1928	4	6,286	N	N	9025 DAYTON AV N
5	130630	0135	5/04	263,620	1,420	0	7	1942	4	6,552	N	N	516 N 107TH ST
5	078900	0280	4/03	288,000	1,420	0	7	1949	4	7,245	N	N	9036 EVANSTON AV N
5	614560	2430	12/03	265,000	1,430	800	7	1911	4	3,844	N	N	525 N 101ST ST

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Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2545	6/03	230,000	1,440	0	7	1940	3	3,844	N	N	757 N 101ST ST
5	312604	9072	6/04	322,000	1,450	0	7	1950	4	6,133	N	N	751 N 92ND ST
5	554080	0130	6/03	243,000	1,460	300	7	1926	3	5,100	N	N	933 N 91ST ST
5	926670	0335	3/04	375,000	1,480	670	7	1912	5	5,100	N	N	737 N 90TH ST
5	078900	0520	2/03	251,900	1,480	0	7	1995	3	2,211	N	N	9221 FREMONT AV N
5	604640	0385	5/04	310,200	1,500	0	7	1955	3	4,590	N	N	722 N 86TH ST
5	229140	1495	7/04	260,000	1,500	0	7	1969	3	7,440	N	N	10708 FREMONT AV N
5	026300	0040	5/03	309,950	1,530	0	7	1998	3	5,032	N	N	725 N 96TH ST
5	614560	1190	12/04	319,950	1,570	0	7	1920	4	7,688	N	N	343 N 103RD ST
5	291720	0425	6/04	375,000	1,600	260	7	1937	4	7,067	N	N	9704 DAYTON AV N
5	078900	0323	6/04	299,950	1,600	0	7	2004	3	2,051	N	N	9021 FREMONT AV N
5	946520	0475	9/04	395,000	1,620	0	7	1946	4	12,559	N	N	9253 DAYTON AV N
5	364510	0310	11/03	309,900	1,680	0	7	1927	4	5,620	N	N	10530 DAYTON AV N
5	614560	0230	5/03	264,000	1,700	400	7	1910	4	3,844	N	N	510 N 104TH ST
5	078900	0190	7/04	320,000	1,710	0	7	1911	4	7,763	N	N	9010 DAYTON AV N
5	312604	9416	1/03	280,000	1,720	0	7	1999	3	1,755	N	N	9230 C FREMONT AV N
5	153230	0005	10/03	384,250	1,760	0	7	2003	3	4,771	N	N	902 N 93RD ST
5	643150	0201	7/04	329,000	1,760	0	7	1950	4	8,841	N	N	8909 FREMONT AV N
5	078900	0020	12/03	290,000	1,790	0	7	1918	4	8,237	N	N	9238 DAYTON AV N
5	643150	0202	5/04	335,000	1,820	0	7	1981	3	8,226	N	N	609 N 90TH ST
5	614560	0715	8/03	374,500	1,840	0	7	2003	3	5,766	N	N	717 N 104TH ST
5	614560	0275	2/04	229,950	1,860	0	7	1948	4	3,844	N	N	727 N 105TH ST
5	614560	1070	10/03	270,000	1,960	0	7	1910	4	3,844	N	N	346 N 103RD ST
5	078900	0324	7/03	335,000	2,070	0	7	1974	4	3,661	N	N	9015 FREMONT AV N
5	078900	0335	10/03	320,000	2,070	0	7	1974	3	5,808	N	N	9001 FREMONT AV N
5	614560	0415	9/03	350,000	2,160	0	7	2000	3	3,844	N	N	921 N 105TH ST
5	312604	9402	3/04	338,500	2,350	0	7	1994	3	1,784	N	N	726 N 92ND ST
5	312604	9400	2/04	349,000	2,360	0	7	1994	3	2,690	N	N	724 N 92ND ST
5	614560	0355	8/04	355,000	2,384	0	7	2000	3	3,844	N	N	730 N 104TH ST
5	312604	9404	11/04	380,000	2,410	0	7	1995	3	3,230	N	N	9215 LINDEN AV N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	152930	0225	7/04	459,950	2,760	0	7	2004	3	6,376	N	N	9531 DAYTON AV N
5	604640	0270	9/04	321,000	1,120	0	8	1930	4	5,000	N	N	8610 FREMONT AV N
5	604640	0355	1/03	315,000	1,120	520	8	1972	3	5,100	N	N	718 N 86TH ST
5	364510	0309	2/04	366,500	1,140	700	8	2003	3	5,127	N	N	10534 DAYTON AV N
5	291720	0065	7/04	344,000	1,220	1,200	8	1954	3	4,855	N	N	9749 PHINNEY AV N
5	312604	9112	5/03	310,000	1,330	830	8	1990	3	4,089	N	N	727 N 92ND ST
5	078900	0185	10/03	390,000	1,360	1,000	8	1955	4	8,309	N	N	9012 DAYTON AV N
5	614560	2817	9/03	355,000	1,420	980	8	2001	3	3,750	N	N	10101 FREMONT AV N
5	229140	0910	8/04	389,950	1,600	610	8	1983	3	5,084	N	N	10735 LINDEN AV N
5	926670	0255	1/03	380,000	1,890	1,220	8	1970	4	5,000	N	N	757 N 90TH ST
5	604640	0990	12/04	435,950	2,250	0	8	2004	3	5,100	N	N	917 N 86TH ST
5	614560	2159	7/04	404,950	2,340	0	8	2004	3	2,883	N	N	337 N 102ND ST
5	229140	0900	5/03	373,265	2,610	690	8	1985	3	6,076	N	N	10739 LINDEN AV N
8	211770	0055	9/04	199,500	480	0	4	1989	3	7,560	N	N	9550 7TH AV NW
8	330070	1015	9/04	226,500	480	0	5	1924	3	4,000	N	N	8548 17TH AV NW
8	330070	0535	6/03	199,950	500	0	5	1935	4	4,500	N	N	8754 17TH AV NW
8	117200	0150	8/03	174,950	530	0	5	1941	5	6,350	N	N	9013 PALATINE AV N
8	094600	0030	8/03	220,000	600	140	5	1916	3	4,950	N	N	626 NW 87TH ST
8	617090	0215	2/04	284,000	600	350	5	1928	4	7,268	N	N	108 NW 100TH ST
8	277660	0090	9/03	237,100	670	0	5	1945	4	7,100	N	N	8529 14TH AV NW
8	663890	0080	5/03	179,950	680	0	5	1936	3	2,500	N	N	8533 11TH AV NW
8	330070	1450	3/03	220,000	690	0	5	1925	3	4,000	N	N	8537 18TH AV NW
8	350160	0140	8/04	215,000	690	0	5	1948	4	4,800	N	N	309 NW 89TH ST
8	330070	1265	10/03	226,500	700	0	5	1920	4	4,000	N	N	8519 17TH AV NW
8	053400	0160	9/03	181,098	720	0	5	1947	3	5,360	N	N	9533 3RD AV NW
8	292070	0185	8/03	243,000	730	0	5	1919	4	6,350	N	N	8720 2ND AV NW
8	926820	0680	3/04	236,000	770	0	5	1916	3	5,040	N	N	9024 6TH AV NW
8	291470	0165	9/03	164,500	780	0	5	1938	3	6,350	N	N	9547 PALATINE AV N
8	394190	0095	8/04	230,000	800	0	5	1936	3	8,040	N	N	9510 6TH AV NW
8	291520	0295	3/04	215,000	840	0	5	1920	3	3,311	N	N	9758 3RD AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	759570	0140	3/03	218,000	990	0	5	1920	3	4,741	N	N	819 NW 90TH ST
8	094500	0560	4/04	247,000	1,070	0	5	1906	4	5,487	N	N	347 NW 86TH ST
8	101400	0045	8/04	246,000	1,210	0	5	1917	3	5,080	N	N	9210 PALATINE AV N
8	330070	0450	7/03	220,000	600	0	6	1946	3	4,000	N	N	8702 18TH AV NW
8	117200	0070	9/04	235,000	670	0	6	1940	3	6,350	N	N	9008 PALATINE AV N
8	362603	9156	11/04	265,600	680	0	6	1922	3	5,013	N	N	206 NW 101ST ST
8	291520	0210	9/04	299,100	680	0	6	1922	4	5,250	N	N	123 NW 100TH ST
8	394190	0105	10/03	235,000	700	300	6	1946	3	5,760	N	N	9501 4TH AV NW
8	618470	0045	7/04	283,000	700	110	6	1947	3	7,620	N	N	9720 PALATINE AV N
8	158860	0065	6/03	252,500	720	220	6	1941	4	4,500	N	N	9007 8TH AV NW
8	330070	1255	10/03	225,000	720	0	6	1943	3	4,000	N	N	8511 17TH AV NW
8	277660	0036	1/03	255,000	730	0	6	1923	3	4,920	N	N	8529 13TH AV NW
8	330070	1205	9/04	250,000	730	0	6	1925	3	4,000	N	N	8526 18TH AV NW
8	663890	0355	9/04	272,500	730	0	6	1942	4	5,000	N	N	8512 11TH AV NW
8	330070	1440	3/04	262,000	740	0	6	1925	3	4,000	N	N	8533 18TH AV NW
8	617090	0185	4/04	276,900	750	300	6	1947	4	5,535	N	N	206 NW 100TH ST
8	250800	0050	12/04	339,500	760	160	6	1926	4	6,350	N	N	8743 PALATINE AV N
8	330070	1200	9/04	290,500	760	900	6	1929	4	4,000	N	N	8528 18TH AV NW
8	330070	1060	9/03	288,000	770	0	6	1926	3	6,200	N	N	8518 17TH AV NW
8	350110	0170	3/04	273,950	770	600	6	1938	4	4,800	N	N	647 NW 89TH ST
8	923290	0120	3/04	265,000	770	0	6	1968	3	6,350	N	N	9256 1ST AV NW
8	292070	0195	12/04	291,000	780	0	6	1915	4	6,350	N	N	8724 2ND AV NW
8	117200	0175	10/03	216,500	780	0	6	1940	3	6,350	N	N	9001 PALATINE AV N
8	094600	0125	6/04	358,000	800	600	6	1938	4	4,600	N	N	643 NW 87TH ST
8	053400	0240	6/04	266,000	800	0	6	1942	3	6,692	N	N	9544 4TH AV NW
8	330070	0320	1/04	282,200	810	810	6	1912	4	4,000	N	N	8715 18TH AV NW
8	926820	0552	3/03	200,000	810	0	6	1916	3	5,110	N	N	9012 7TH AV NW
8	617090	0085	9/03	266,000	810	810	6	1928	3	5,452	N	N	126 N 100TH ST
8	158860	0067	12/03	275,000	810	140	6	1939	4	4,388	N	N	9003 8TH AV NW
8	350110	0140	6/03	270,500	830	0	6	1910	3	4,800	N	N	619 NW 89TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	350110	0140	7/04	285,000	830	0	6	1910	3	4,800	N	N	619 NW 89TH ST
8	781870	0540	5/04	321,125	830	580	6	1916	3	3,600	N	N	8544 DIBBLE AV NW
8	158860	0006	9/03	261,000	840	840	6	1926	4	5,749	N	N	9053 8TH AV NW
8	617090	0055	6/04	262,000	840	180	6	1940	3	5,534	N	N	101 N 101ST ST
8	094500	0320	9/03	255,000	840	0	6	1948	3	4,600	N	N	347 NW 87TH ST
8	330070	0720	6/03	281,000	850	0	6	1925	3	4,000	N	N	8734 16TH AV NW
8	268810	0140	2/04	300,000	850	360	6	1940	3	5,400	N	N	9002 11TH AV NW
8	330070	1115	5/04	297,000	860	0	6	1942	4	4,000	N	N	8527 16TH AV NW
8	362603	9197	12/04	271,000	860	0	6	1943	3	6,900	N	N	222 NW 95TH ST
8	350110	0165	7/03	271,000	870	0	6	1937	4	4,800	N	N	643 NW 89TH ST
8	235680	0020	10/03	288,000	880	0	6	1918	5	6,650	N	N	8526 13TH AV NW
8	330070	1165	5/04	293,500	880	0	6	1925	4	4,000	N	N	8552 18TH AV NW
8	186240	0330	6/04	230,000	880	0	6	1946	3	6,951	N	N	9235 8TH AV NW
8	330070	0014	8/04	300,000	880	0	6	1947	3	9,100	N	N	8748 20TH AV NW
8	926820	0625	5/04	261,000	880	0	6	1952	4	7,560	N	N	9045 4TH AV NW
8	094500	0400	2/04	247,000	890	0	6	1909	4	4,600	N	N	332 NW 86TH ST
8	923290	0075	7/03	236,000	890	0	6	1943	3	6,350	N	N	9251 PALATINE AV N
8	350110	0145	6/03	245,000	900	0	6	1916	3	4,800	N	N	623 NW 89TH ST
8	250800	0055	10/03	225,000	900	0	6	1947	3	5,715	N	N	8741 PALATINE AV N
8	292070	0220	11/03	230,000	910	0	6	1910	3	4,191	N	N	8719 2ND AV NW
8	618470	0055	7/04	264,950	910	0	6	1920	3	7,699	N	N	9723 PALATINE AV N
8	618470	0180	12/04	272,500	920	0	6	1940	3	7,087	N	N	9700 3RD AV NW
8	751500	0085	2/04	251,000	920	0	6	1946	3	7,378	N	N	8749 13TH AV NW
8	781870	0500	9/03	235,000	930	460	6	1916	4	3,000	N	N	8528 DIBBLE AV NW
8	094500	0430	11/04	325,500	930	0	6	1924	4	4,600	N	N	316 NW 86TH ST
8	330070	0604	11/03	225,153	930	0	6	1937	3	2,220	N	N	1620 NW 87TH ST
8	781870	0390	3/03	225,000	940	0	6	1942	3	6,000	N	N	8529 8TH AV NW
8	158860	0176	10/04	309,000	950	360	6	1939	4	4,144	N	N	860 NW 90TH ST
8	926820	0658	12/04	229,950	960	0	6	1942	3	4,920	N	N	9007 4TH AV NW
8	268810	0115	6/03	269,500	960	460	6	1947	3	5,400	N	N	9045 9TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	094500	0540	9/03	274,950	970	0	6	1920	4	4,650	N	N	337 NW 86TH ST
8	663890	0345	6/03	249,950	980	0	6	1918	3	5,000	N	N	8518 11TH AV NW
8	617090	0203	7/04	330,500	980	110	6	1984	3	3,993	N	N	112 NW 100TH ST
8	094500	0350	2/03	274,950	990	790	6	1948	3	4,416	N	N	364 NW 86TH ST
8	350110	0175	6/04	259,000	1,000	480	6	1985	3	4,800	N	N	651 NW 89TH ST
8	350110	0053	7/03	254,000	1,010	0	6	1916	3	4,750	N	N	719 NW 90TH ST
8	350110	0155	9/04	310,000	1,010	0	6	1916	4	4,800	N	N	631 NW 89TH ST
8	394190	0055	1/03	200,000	1,010	0	6	1947	4	6,649	N	N	415 NW 97TH ST
8	926820	0445	11/04	325,000	1,060	0	6	1912	3	5,782	N	N	712 NW 90TH ST
8	926820	0605	9/03	259,900	1,060	0	6	1924	4	6,300	N	N	411 NW 92ND ST
8	250800	0066	7/03	230,000	1,060	0	6	1971	3	3,556	N	N	8736 1ST AV NW
8	186240	0335	3/03	265,000	1,070	0	6	1948	4	5,403	N	N	9228 DIBBLE AV NW
8	291470	0455	10/03	255,000	1,080	0	6	1947	4	5,900	N	N	9540 3RD AV NW
8	250800	0135	3/03	221,900	1,090	0	6	1915	3	6,350	N	N	8730 2ND AV NW
8	618470	0200	2/03	228,000	1,090	0	6	1926	4	7,219	N	N	9728 3RD AV NW
8	250800	0065	5/04	275,000	1,110	0	6	1937	4	3,175	N	N	8734 1ST AV NW
8	250800	0125	3/04	210,000	1,152	0	6	1948	3	6,350	N	N	8726 2ND AV NW
8	330070	0395	9/03	290,200	1,170	420	6	1948	3	4,000	N	N	8744 18TH AV NW
8	751500	0069	6/04	310,000	1,190	0	6	1941	4	6,179	N	N	8715 13TH AV NW
8	394190	0025	11/03	239,950	1,200	0	6	1976	3	3,086	N	N	9714 6TH AV NW
8	362603	9070	10/04	272,000	1,270	140	6	1924	3	5,296	N	N	124 N 101ST ST
8	350110	0150	6/03	325,000	1,320	450	6	1915	5	4,800	N	N	627 NW 89TH ST
8	094500	0240	12/04	300,000	1,370	560	6	1919	4	3,404	N	N	307 NW 87TH ST
8	926820	0346	7/03	280,000	1,490	0	6	1914	4	5,077	N	N	9228 8TH AV NW
8	350160	0135	10/04	248,500	1,490	0	6	1948	3	4,800	N	N	303 NW 89TH ST
8	094600	0250	2/03	240,000	1,530	0	6	1946	4	4,650	N	N	649 NW 86TH ST
8	350160	0030	7/04	255,500	750	0	7	1946	5	4,800	N	N	321 NW 90TH ST
8	330070	0665	9/04	329,950	770	100	7	1928	4	5,000	N	N	8743 16TH AV NW
8	291520	0276	5/04	275,000	790	0	7	1940	4	4,011	N	N	9756 3RD AV NW
8	394190	0083	4/04	248,500	820	0	7	1950	3	8,003	N	N	9524 6TH AV NW

Improved Sales Used In This Physical Inspection Analysis
Area 5

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	350110	0250	7/03	281,500	840	0	7	1911	3	4,700	N	N	605 NW 88TH ST
8	250800	0210	8/04	311,500	860	0	7	1920	4	6,050	N	N	8746 3RD AV NW
8	926820	0285	10/04	284,950	860	0	7	1956	3	5,040	N	N	709 NW 95TH ST
8	663890	0410	3/03	260,000	860	610	7	1985	3	3,734	N	N	8522 10TH AV NW
8	394190	0062	8/03	240,000	920	0	7	1951	3	7,200	N	N	9544 6TH AV NW
8	186240	0345	6/04	296,000	930	350	7	1951	3	5,399	N	N	9215 8TH AV NW
8	759570	0255	8/03	232,000	930	70	7	1978	3	4,656	N	N	8716 DIBBLE AV NW
8	186240	0351	2/04	301,000	950	670	7	1947	4	5,399	N	N	9213 8TH AV NW
8	926820	0136	8/03	272,000	950	440	7	1995	3	5,000	N	N	9213 4TH AV NW
8	926820	0575	4/03	250,000	970	450	7	1940	3	5,040	N	N	9040 7TH AV NW
8	350110	0255	9/03	292,000	970	430	7	1980	3	4,700	N	N	607 NW 88TH ST
8	158860	0085	11/03	329,000	980	590	7	1929	4	4,215	N	N	820 NW 90TH ST
8	926820	0521	6/03	254,000	980	0	7	1950	3	7,308	N	N	9003 6TH AV NW
8	617090	0159	2/04	223,500	990	0	7	1955	3	5,331	N	N	219 NW 101ST ST
8	394190	0027	10/04	259,000	1,010	0	7	1953	4	5,000	N	N	9720 6TH AV NW
8	101400	0135	5/04	250,000	1,030	0	7	1900	3	6,321	N	N	9227 1ST AV NW
8	158860	0145	2/03	280,000	1,040	560	7	1965	3	6,788	N	N	9037 DIBBLE AV NW
8	362603	9409	11/04	350,000	1,040	440	7	2004	3	5,009	N	N	144 N 101ST ST
8	330070	0361	12/04	330,000	1,050	0	7	1960	4	4,000	N	N	8747 18TH AV NW
8	781870	0135	4/03	273,500	1,050	330	7	1991	3	1,533	N	N	8521 9TH AV NW
8	926820	0315	2/04	425,000	1,060	810	7	1927	5	8,442	N	N	9209 7TH AV NW
8	781870	0410	5/03	289,950	1,070	1,070	7	1948	3	6,000	N	N	8519 8TH AV NW
8	350210	0055	2/03	269,900	1,080	0	7	1958	4	4,800	N	N	336 NW 88TH ST
8	117200	0440	5/04	240,000	1,100	0	7	1953	3	5,950	N	N	9010 3RD AV NW
8	362603	9215	3/04	215,000	1,130	0	7	1960	3	5,000	N	N	208 NW 95TH ST
8	751500	0149	10/03	319,950	1,170	0	7	1950	4	3,825	N	N	8711 14TH AV NW
8	618470	0155	9/03	290,000	1,190	870	7	1961	3	7,772	N	N	9727 2ND AV NW
8	186240	0305	10/03	334,710	1,210	700	7	1991	3	5,414	N	N	9202 9TH AV NW
8	663890	0420	9/03	340,000	1,220	0	7	1942	3	6,450	N	N	8526 10TH AV NW
8	362603	9405	8/03	355,000	1,240	670	7	2003	3	4,744	N	N	618 NW 97TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	362603	9181	8/03	355,000	1,240	670	7	2003	3	4,744	N	N	622 NW 97TH ST
8	291520	0065	1/03	281,756	1,260	0	7	1927	3	5,461	N	N	9748 PALATINE AV N
8	362603	9214	4/04	252,000	1,260	0	7	1973	3	5,588	N	N	9521 2ND AV NW
8	330070	1645	11/04	329,950	1,280	0	7	1951	3	4,000	N	N	8555 19TH AV NW
8	268810	0071	8/03	254,950	1,280	0	7	1964	3	5,400	N	N	9020 12TH AV NW
8	663890	0065	1/03	295,000	1,280	860	7	1965	3	5,200	N	N	8525 11TH AV NW
8	094500	0440	9/03	339,900	1,330	810	7	1995	3	4,600	N	N	312 NW 86TH ST
8	186240	0195	2/03	210,000	1,350	0	7	1910	3	8,143	N	N	9209 11TH AV NW
8	186240	0390	5/04	325,000	1,350	0	7	1926	4	8,160	N	N	9021 12TH AV NW
8	362603	9108	6/03	349,950	1,350	950	7	2003	3	4,912	N	N	9708 7TH AV NW
8	362603	9265	7/04	260,000	1,370	0	7	1977	3	6,350	N	N	9516 1ST AV NW
8	350160	0160	7/04	322,999	1,380	0	7	1954	3	4,800	N	N	327 NW 89TH ST
8	394190	0060	1/03	237,000	1,400	0	7	1950	4	7,200	N	N	9552 6TH AV NW
8	362603	9414	8/04	328,500	1,420	0	7	2004	3	1,707	N	N	128 N 101ST ST
8	362603	9410	8/04	324,950	1,420	0	7	2004	3	1,715	N	N	134 N 101ST ST
8	362603	9411	8/04	324,950	1,420	0	7	2004	3	1,854	N	N	122 N 101ST ST
8	362603	9413	9/04	324,950	1,420	0	7	2004	3	1,895	N	N	126 N 101ST ST
8	362603	9417	8/04	324,950	1,420	0	7	2004	3	2,002	N	N	132 N 101ST ST
8	362603	9416	9/04	330,000	1,420	0	7	2004	3	2,037	N	N	130 N 101ST ST
8	362603	9412	9/04	327,950	1,420	0	7	2004	3	2,052	N	N	124 N 101ST ST
8	362603	9408	9/04	325,000	1,420	0	7	2004	3	2,509	N	N	120 N 101ST ST
8	362603	9415	9/04	327,950	1,420	0	7	2004	3	2,581	N	N	136 N 101ST ST
8	291520	0135	11/04	342,000	1,430	0	7	1939	3	8,630	N	N	105 N 100TH ST
8	663890	0535	10/04	284,950	1,440	0	7	1962	3	7,725	N	N	1004 NW 87TH ST
8	158860	0060	5/04	340,000	1,460	340	7	1928	4	6,788	N	N	9011 8TH AV NW
8	618470	0175	4/03	291,000	1,460	900	7	1966	3	7,620	N	N	9703 2ND AV NW
8	350160	0150	7/04	388,000	1,490	860	7	1988	3	4,800	N	N	317 NW 89TH ST
8	330070	0165	12/03	290,000	1,510	0	7	1946	4	4,000	N	N	8715 19TH AV NW
8	270560	0061	12/04	299,000	1,510	0	7	1963	4	5,000	N	N	9531 7TH AV NW
8	394190	0070	4/04	366,500	1,540	0	7	1930	4	9,000	N	N	9535 4TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	292070	0065	1/04	365,000	1,570	0	7	2001	3	6,350	N	N	8728 PALATINE AV N
8	926820	0495	7/04	436,000	1,620	0	7	1926	5	4,834	N	N	9041 6TH AV NW
8	781870	0380	3/03	255,500	1,680	0	7	1989	3	3,000	N	N	8533 8TH AV NW
8	926820	0480	5/03	346,500	1,690	0	7	1909	5	10,120	N	N	9056 8TH AV NW
8	330070	1625	2/04	368,000	1,850	1,010	7	1931	3	4,000	N	N	8537 19TH AV NW
8	663890	0040	7/03	415,000	2,050	600	7	1977	3	6,000	N	N	8509 11TH AV NW
8	926820	0373	6/03	450,000	2,090	860	7	2002	3	5,070	N	N	9248 8TH AV NW
8	362603	9065	12/04	340,000	2,180	330	7	1994	3	5,022	N	N	116 N 101ST ST
8	618470	0030	6/03	397,000	2,210	0	7	1927	4	7,620	N	N	9702 PALATINE AV N
8	101500	0035	7/04	315,000	2,300	0	7	1994	3	5,831	N	N	9030 3RD AV NW
8	330070	0850	4/03	374,500	2,300	0	7	2003	3	4,000	N	N	8558 16TH AV NW
8	781870	0505	4/04	399,950	2,480	0	7	2003	3	3,000	N	N	8530 DIBBLE AV NW
8	291470	0391	9/04	425,000	2,580	0	7	2000	3	6,350	N	N	9555 2ND AV NW
8	330070	0160	5/04	389,950	1,250	680	8	1979	3	4,000	N	N	8711 19TH AV NW
8	759570	0205	12/04	500,000	1,720	0	8	1918	5	9,920	N	N	8811 8TH AV NW
8	638250	0020	3/04	465,100	1,760	0	8	1954	3	7,800	N	N	1573 NW 90TH ST
8	186240	0298	6/03	391,000	1,770	590	8	2003	3	5,000	N	N	9210 9TH AV NW
8	638250	0015	9/04	455,000	1,850	0	8	1955	3	7,800	N	N	1579 NW 90TH ST
8	186240	0450	11/04	400,000	1,850	0	8	2003	3	6,800	N	N	9008 14TH AV NW
8	186240	0450	12/03	399,950	1,850	0	8	2003	3	6,800	N	N	9008 14TH AV NW
8	638250	0060	7/03	468,000	1,870	400	8	1956	3	7,800	N	N	1525 NW 90TH ST
8	362603	9356	2/03	329,000	1,880	1,270	8	1962	3	10,441	N	N	104 NW 101ST ST
8	663890	0101	2/04	377,500	1,890	800	8	1930	4	3,500	N	N	8547 11TH AV NW
8	330070	1615	5/03	427,950	2,010	620	8	2002	3	4,000	N	N	8531 19TH AV NW
8	781870	0400	12/03	350,000	2,030	0	8	1990	3	6,000	N	N	8527 8TH AV NW

Improved Sales Removed From This Physical Inspection Analysis
Area 5

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	010800	0110	5/04	330,000	Teardown Sale
2	010800	0115	5/04	330,000	Teardown Sale
2	010800	0125	7/03	360,500	Segregation or Merger Since Sale
2	074800	0135	3/03	117,700	Related Party, Friend, or Neighbor
2	074800	0205	6/04	280,000	No Market Exposure
2	074800	0245	6/03	67,293	Non-Representative Sale-Not Market Range
2	076700	0134	12/04	93,526	Quit Claim Deed
2	076700	0225	6/04	97,693	Quit Claim Deed
2	092400	0005	9/04	255,000	Imp Characteristics Changed Since Sale
2	092400	0035	8/04	260,000	Related Party, Friend, or Neighbor
2	113900	0235	3/03	83,000	Partial Interest
2	113900	0279	9/03	352,000	Imp Characteristics Changed Since Sale
2	186240	0072	11/03	185,000	Teardown Sale
2	186240	0120	6/04	390,000	Remodel before sale-Characteristics updated after sale
2	186240	0121	12/03	147,500	Related Party, Friend, or Neighbor
2	198020	0204	9/03	439,000	Imp Characteristics Changed Since Sale
2	198020	0290	8/04	268,000	Imp Characteristics Changed Since Sale
2	198020	0330	10/03	850,000	Teardown Sale
2	198020	0335	10/03	850,000	Teardown Sale
2	198020	0340	10/03	850,000	Teardown Sale
2	198020	0371	7/04	355,000	Multiple Imps on Parcel
2	201630	0041	1/03	140,000	Partial Interest
2	201630	0061	10/03	280,000	Imp Characteristics Changed Since Sale
2	201630	0070	7/04	243,000	Teardown Sale
2	228400	0015	10/04	325,000	No Market Exposure
2	228400	0020	11/04	315,000	No Market Exposure
2	228400	0025	10/04	300,000	No Market Exposure
2	242603	9106	1/04	228,500	Imp Characteristics Changed Since Sale
2	242603	9162	10/03	64,584	Related Party, Friend, or Neighbor
2	242603	9280	9/04	365,500	Imp Characteristics Changed Since Sale
2	247450	0035	7/04	305,000	Imp Characteristics Changed Since Sale
2	287460	0350	5/04	329,000	Imp Characteristics Changed Since Sale
2	362603	9205	10/04	120,977	Partial Interest
2	391840	0180	9/04	250,000	Imp Characteristics Changed Since Sale
2	440320	0265	11/03	198,000	Sale to Tenant
2	504980	0020	1/04	249,950	Imp Characteristics Changed Since Sale
2	530320	0040	3/03	300,000	Imp Characteristics Changed Since Sale
2	552260	0115	10/03	225,000	No Market Exposure
2	552260	0200	11/03	140,000	Quit Claim Deed
2	615490	0010	3/04	54,473	Related Party, Friend, or Neighbor

**Improved Sales Removed From This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	616690	0084	1/04	253,100	Imp Characteristics Changed Since Sale
2	676620	0020	2/04	298,000	Imp Characteristics Changed Since Sale
2	682410	0205	11/03	96,671	Quit Claim Deed
2	682510	0040	8/03	288,500	Imp Characteristics Changed Since Sale
2	730890	0330	3/03	105,750	Partial Interest
2	730890	0385	2/03	320,000	Imp Characteristics Changed Since Sale
2	730890	0500	8/03	220,000	Related Party, Friend, or Neighbor
2	730890	0530	3/04	330,000	Imp Characteristics Changed Since Sale
2	730890	0635	9/04	296,950	Imp Characteristics Changed Since Sale
2	730940	0020	10/03	315,000	Imp Characteristics Changed Since Sale
2	741420	0015	8/04	331,500	Relocation Sale-Sale to Service
2	792260	0020	3/04	121,505	Quit Claim Deed
2	891050	0570	2/03	299,950	Relocation Sale-Sale to Service
2	914410	0017	9/04	759,900	Remodel before sale-Characteristics updated after sale
2	914410	0017	12/03	250,000	Teardown Sale
2	914410	0126	1/03	277,000	Imp Characteristics Changed Since Sale
2	914410	0155	5/03	226,500	Teardown Sale
2	914410	0157	11/03	259,950	Non-Representative Sale-Not Market Range
2	914410	0287	12/03	320,000	Relocation Sale-Sale to Service
2	914410	0326	10/04	725,000	Non-Representative Sale-Not Market Range
2	914410	0338	4/04	147,619	Related Party, Friend, or Neighbor
2	914410	0385	11/04	282,700	Imp Characteristics Changed Since Sale
2	914410	0388	2/03	75,411	Quit Claim Deed
2	949820	0056	10/03	240,000	Imp Characteristics Changed Since Sale
2	949820	0056	6/03	100,000	Non-Representative Sale-Not Market Range
4	178550	0063	8/03	133,498	Partial Interest
4	178550	0093	5/04	295,000	Remodel before sale-Characteristics updated after sale
4	614010	0185	2/03	76,762	Non-Representative Sale-Not Market Range
4	614010	0570	5/03	248,000	Imp Characteristics Changed Since Sale
4	614010	0920	11/03	340,000	Imp Characteristics Changed Since Sale
4	614060	0040	11/04	172,500	Estate Sale-not market range
4	614060	0049	11/04	159,861	Quit Claim Deed
4	614060	0100	11/03	333,000	No Market Exposure
4	614060	0210	4/04	65,412	Quit Claim Deed
4	614060	0295	1/04	220,000	Related Party, Friend, or Neighbor
4	614110	0185	9/03	117,186	Related Party, Friend, or Neighbor
4	614110	0355	10/03	300,000	Imp Characteristics Changed Since Sale
4	614110	0515	12/04	144,500	Non-Representative Sale-Not Market Range
4	614110	0530	8/04	270,000	Imp Characteristics Changed Since Sale
4	614110	0655	8/04	68,182	Quit Claim Deed
4	614110	0830	9/04	86,350	Partial Interest
4	614160	0029	4/03	269,950	Imp Characteristics Changed Since Sale
4	637850	0345	1/04	304,000	Imp Characteristics Changed Since Sale
4	701720	0005	3/04	230,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	701720	0065	7/04	279,000	Imp Characteristics Changed Since Sale
4	891100	0080	6/03	210,000	Imp Characteristics Changed Since Sale
5	030600	0410	4/03	208,000	Imp Characteristics Changed Since Sale
5	130630	0130	5/03	149,900	Bankruptcy-Receiver or Trustee
5	130630	0130	3/03	140,148	No Market Exposure
5	130630	0130	9/04	172,000	Teardown Sale
5	130630	0135	5/04	263,620	Quit Claim Deed
5	152930	0090	12/03	400,000	Teardown Sale
5	152930	0095	12/03	400,000	Teardown Sale
5	152930	0225	10/03	148,500	Teardown Sale
5	152930	0240	5/04	105,000	Non-Representative Sale-Not Market Range
5	153230	0120	6/04	285,000	Imp Characteristics Changed Since Sale
5	174770	0075	1/03	239,000	Imp Characteristics Changed Since Sale
5	174770	0080	1/03	214,000	Imp Characteristics Changed Since Sale
5	229140	0195	5/04	307,000	Imp Characteristics Changed Since Sale
5	229140	0480	11/03	239,000	Teardown Sale
5	291720	0051	11/03	298,200	Imp Characteristics Changed Since Sale
5	291720	0240	6/04	399,950	Segregation or Merger Since Sale
5	291720	0501	2/04	100,000	Non-Representative Sale-Not Market Range
5	312604	9190	6/04	406,000	Multiple Imps on Parcel
5	312604	9194	12/03	110,576	Partial Interest
5	312604	9260	2/04	130,650	Partial Interest
5	312604	9269	8/04	68,204	Partial Interest
5	312604	9294	6/04	395,000	2005 Improvement Value<= \$10,000
5	364510	0175	6/03	70,623	Related Party, Friend, or Neighbor
5	604640	0145	11/04	195,000	Non-Representative Sale-Not Market Range
5	604640	0215	1/03	130,000	Imp Characteristics Changed Since Sale
5	604640	0695	10/04	250,000	Related Party, Friend, or Neighbor
5	614560	0300	10/04	300,000	Non-Representative Sale-Not Market Range
5	614560	0311	6/04	13,000	Related Party, Friend, or Neighbor
5	614560	0370	8/03	218,000	Imp Characteristics Changed Since Sale
5	614560	0545	5/04	295,000	2005 Improvement Value<= \$10,000
5	614560	0715	1/03	156,500	Teardown Sale
5	614560	0805	2/04	284,000	Remodel before sale-Characteristics updated after sale
5	614560	1025	9/04	175,500	Non-Representative Sale-Not Market Range
5	614560	1289	1/03	190,000	No Market Exposure
5	614560	1400	4/04	57,780	Non-Representative Sale-Not Market Range
5	614560	1457	9/03	150,767	Quit Claim Deed
5	614560	1670	4/03	225,000	Imp Characteristics Changed Since Sale
5	614560	1875	11/03	330,000	Segregation or Merger Since Sale
5	614560	1915	10/03	285,000	Teardown Sale
5	614560	1974	12/04	155,000	Segregation or Merger Since Sale
5	614560	2020	5/03	140,000	Related Party, Friend, or Neighbor
5	614560	2140	7/03	57,151	Quit Claim Deed

***Improved Sales Removed From This Physical Inspection Analysis
Area 5***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	614560	2385	9/04	319,000	Multiple Imps on Parcel
5	614560	2425	12/03	184,000	Imp Characteristics Changed Since Sale
5	614560	2591	8/04	190,000	Non-Representative Sale-Not Market Range
5	643150	0163	12/03	280,000	Teardown Sale
5	643150	0181	12/03	280,000	Sale to Government Agency
5	643150	0295	2/04	70,246	Partial Interest
5	891100	0396	3/03	270,000	Imp Characteristics Changed Since Sale
5	891100	0450	8/03	259,500	Imp Characteristics Changed Since Sale
5	891100	0460	5/03	325,000	Imp Characteristics Changed Since Sale
5	926670	0130	6/04	30,125	Related Party, Friend, or Neighbor
5	926670	0175	11/03	86,345	Quit Claim Deed
5	926670	0685	6/04	266,255	Estate Sale-not market range
5	926670	0885	8/03	580,000	Multiple Parcel Sale
5	926670	0935	8/03	580,000	Multiple Parcel Sale
5	946520	0115	7/03	185,000	Related Party, Friend, or Neighbor
5	946520	0345	5/03	265,000	Imp Characteristics Changed Since Sale
8	094500	0390	5/04	355,000	1031 Trade
8	094500	0430	6/03	237,000	Imp Characteristics Changed Since Sale
8	094500	0460	11/03	167,500	Teardown Sale
8	094500	0500	9/04	216,000	Related Party, Friend, or Neighbor
8	117200	0175	6/03	170,000	No Market Exposure
8	158860	0066	3/03	157,920	Estate Sale-not market range
8	186240	0271	4/04	335,000	Related Party, Friend, or Neighbor
8	186240	0290	8/03	216,107	Imp Characteristics Changed Since Sale
8	186240	0331	5/03	245,000	Non-Representative Sale-Not Market Range
8	186240	0435	7/03	47,000	Quit Claim Deed
8	186240	0445	5/03	160,000	Teardown Sale
8	186240	0450	7/03	150,000	Teardown Sale
8	211770	0015	12/04	290,000	Related Party, Friend, or Neighbor
8	211770	0075	1/03	70,991	Partial Interest
8	211770	0090	1/03	270,000	Imp Characteristics Changed Since Sale
8	250800	0045	9/04	226,000	Imp Characteristics Changed Since Sale
8	270560	0061	11/03	245,000	Imp Characteristics Changed Since Sale
8	270560	0083	8/03	210,000	Related Party, Friend, or Neighbor
8	277660	0011	9/03	285,000	Imp Characteristics Changed Since Sale
8	277660	0035	10/03	310,000	Multiple Imps on Parcel
8	277660	0055	12/03	400,000	Segregation or Merger Since Sale
8	291470	0210	3/04	325,000	Remodel before sale-Characteristics updated after sale
8	291520	0055	4/04	236,000	Remodel before sale-Characteristics updated after sale
8	292070	0041	3/03	133,767	Related Party, Friend, or Neighbor
8	292070	0140	10/04	147,500	No Market Exposure
8	292070	0170	1/04	250,000	Related Party, Friend, or Neighbor
8	292070	0175	9/03	152,000	Imp Characteristics Changed Since Sale
8	330070	0165	5/04	115,029	Related Party, Friend, or Neighbor

***Improved Sales Removed From This Physical Inspection Analysis
Area 5***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	330070	0575	9/04	266,500	Imp Characteristics Changed Since Sale
8	330070	0620	7/03	307,500	Imp Characteristics Changed Since Sale
8	330070	0680	6/04	165,000	Non-Representative Sale-Not Market Range
8	330070	1020	4/03	87,713	Quit Claim Deed
8	330070	1460	11/03	115,000	Quit Claim Deed
8	330070	1470	10/04	80,001	Quit Claim Deed
8	350110	0215	3/04	235,000	Quit Claim Deed
8	350110	0230	3/03	299,995	Remodel before sale-Characteristics updated after sale
8	350160	0095	9/03	220,000	Multiple Imps on Parcel
8	350160	0095	2/03	160,000	No Market Exposure
8	362603	9298	11/04	30,363	Non-Representative Sale-Not Market Range
8	362603	9407	11/04	354,950	2004 Improvement Value<= \$10,000
8	394190	0027	2/04	343,000	Segregation or Merger Since Sale
8	618470	0075	12/03	200,000	Related Party, Friend, or Neighbor
8	638410	0010	10/04	445,230	Related Party, Friend, or Neighbor
8	663890	0080	3/03	80,000	Non-Representative Sale-Not Market Range
8	663890	0430	9/03	230,000	Imp Characteristics Changed Since Sale
8	663890	0550	4/03	205,000	Remodel before sale-Characteristics updated after sale
8	751500	0054	6/04	550,000	Multiple Parcel Sale
8	751500	0055	6/04	550,000	Multiple Parcel Sale
8	759570	0060	10/03	150,000	Non-Representative Sale-Not Market Range
8	759570	0190	12/04	24,602	Quit Claim Deed
8	781870	0500	7/03	253,000	Segregation or Merger Since Sale
8	781870	0505	9/03	130,000	Related Party, Friend, or Neighbor
8	926820	0031	5/03	235,450	Imp Characteristics Changed Since Sale
8	926820	0045	8/04	250,000	Multiple Parcel Sale
8	926820	0046	8/04	250,000	Multiple Parcel Sale
8	926820	0116	7/04	270,000	Imp Characteristics Changed Since Sale
8	926820	0130	12/03	159,000	Non-Representative Sale-Not Market Range
8	926820	0390	8/04	170,720	Teardown Sale
8	926820	0515	3/04	28,469	Quit Claim Deed
8	926820	0560	11/04	285,000	Related Party, Friend, or Neighbor
8	926820	0641	2/04	94,118	Related Party, Friend, or Neighbor
8	926820	0720	6/03	77,035	Related Party, Friend, or Neighbor

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total value model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +9.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 5 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.994 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
4	2	1.012	1.107	9.4%	-0.204	2.418
5	22	0.942	1.001	6.2%	0.950	1.052
6	164	0.913	0.997	9.1%	0.981	1.013
7	392	0.897	0.996	11.0%	0.987	1.006
8	85	0.893	0.988	10.5%	0.968	1.007
9	13	0.777	0.964	24.0%	0.942	0.985
10	3	0.979	1.034	5.7%	0.933	1.135
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1919	69	0.911	0.996	9.3%	0.969	1.023
1920-1935	107	0.878	0.996	13.5%	0.978	1.015
1936-1949	233	0.906	0.996	9.9%	0.983	1.009
1950-1959	113	0.894	0.988	10.6%	0.971	1.005
1960-1969	27	0.920	1.011	9.8%	0.968	1.053
1970-1979	19	0.918	1.007	9.7%	0.962	1.052
1980-1989	29	0.868	0.988	13.8%	0.955	1.021
1990-1999	37	0.932	1.002	7.5%	0.973	1.031
2000-2005	47	0.867	0.982	13.3%	0.967	0.997
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	3	0.982	1.009	2.8%	0.795	1.224
Average	371	0.912	0.996	9.1%	0.986	1.005
Good	258	0.887	0.995	12.2%	0.982	1.008
Very Good	49	0.831	0.979	17.8%	0.949	1.009
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	485	0.896	0.998	11.3%	0.989	1.006
1.5	103	0.903	0.985	9.0%	0.964	1.005
2	68	0.893	0.989	10.8%	0.964	1.015
2.5	1	0.833	1.009	21.2%	NA	NA
3	23	0.897	0.997	11.1%	0.980	1.013
3.5	1	0.951	0.860	-9.6%	NA	NA

Area 5 Physical Inspection Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
450-899	156	0.885	0.989	11.9%	0.974	1.005
900-1099	165	0.896	1.001	11.7%	0.986	1.015
1100-1499	208	0.895	0.995	11.2%	0.982	1.009
1500-1899	95	0.911	0.989	8.6%	0.967	1.010
1900-2299	26	0.952	1.002	5.3%	0.966	1.039
2300-2699	21	0.894	1.002	12.1%	0.970	1.034
2700-3699	10	0.852	0.971	14.0%	0.935	1.007
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	626	0.895	0.994	11.0%	0.986	1.001
Yes	55	0.919	1.001	8.9%	0.974	1.029
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	681	0.897	0.994	10.8%	0.987	1.001
Yes	0	NA	NA	NA	NA	NA
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	219	0.893	0.990	10.8%	0.978	1.002
4	79	0.877	0.991	13.0%	0.970	1.012
5	191	0.911	1.002	10.0%	0.988	1.016
8	192	0.898	0.995	10.8%	0.980	1.010
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1300-2499	22	0.927	0.976	5.3%	0.952	1.000
2500-2999	15	0.870	0.990	13.8%	0.978	1.001
3000-3999	70	0.922	1.005	9.0%	0.982	1.028
4000-4999	72	0.886	0.996	12.5%	0.976	1.017
5000-6999	251	0.902	0.994	10.2%	0.981	1.007
7000-8999	209	0.898	0.993	10.5%	0.981	1.005
9000-10999	30	0.840	0.982	16.8%	0.934	1.029
11000-21999	12	0.854	1.023	19.8%	0.948	1.099

Area 5 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

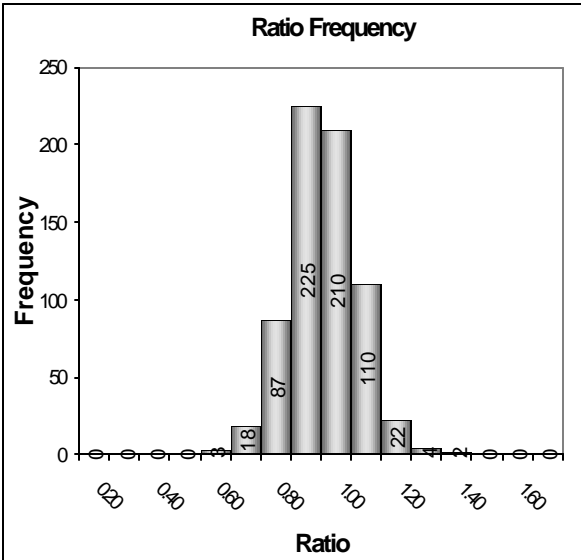
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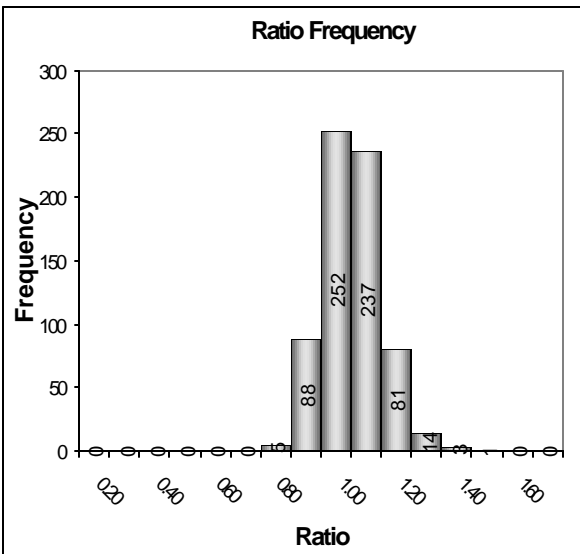
It is difficult to draw valid conclusions when the sales count is low.

Year Built 1920-1935	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	568	0.901	0.994	10.3%	0.986	1.002
Yes	113	0.874	0.993	13.6%	0.975	1.011
1.0 Story, No Basement	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	499	0.892	0.992	11.3%	0.984	1.001
Yes	182	0.915	1.001	9.4%	0.987	1.015
Lot Size>7,999 s.f. in Sub Areas 2, 4, or 5	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	570	0.902	0.994	10.3%	0.986	1.002
Yes	111	0.877	0.994	13.3%	0.976	1.012
Year Built<1990 & Lot Size<4,000 s.f.	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	608	0.895	0.994	11.0%	0.986	1.001
Yes	73	0.916	1.000	9.2%	0.978	1.022
Moderate Traffic	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	596	0.897	0.994	10.8%	0.986	1.002
Yes	85	0.894	0.994	11.3%	0.977	1.012
Neighborhood	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	107	0.901	0.998	10.8%	0.977	1.020
2	57	0.898	0.995	10.8%	0.968	1.022
3	28	0.885	0.981	11.0%	0.951	1.012
10	79	0.877	0.991	13.0%	0.970	1.012
12	5	0.987	1.067	8.1%	0.936	1.198
20	191	0.911	1.002	10.0%	0.988	1.016
30	110	0.882	0.987	11.8%	0.969	1.005
31	9	0.954	0.989	3.6%	0.943	1.035
32	74	0.892	0.989	10.8%	0.968	1.009
33	11	0.930	0.989	6.3%	0.937	1.040
34	1	0.959	1.054	9.8%	NA	NA
36	9	0.892	1.003	12.4%	0.927	1.079

2004 Improved Parcel Ratio Analysis

District/Team: NW / Team - 1	Lien Date: 01/01/2004	Date of Report: 5/11/2005	Sales Dates: 1/2003 - 12/2004
Area 5	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	681		
Mean Assessed Value	276,300		
Mean Sales Price	308,000		
Standard Deviation AV	62,774		
Standard Deviation SP	78,593		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.909		
Median Ratio	0.904		
Weighted Mean Ratio	0.897		
UNIFORMITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 5</div>	
Lowest ratio	0.504		
Highest ratio:	1.356		
Coefficient of Dispersion	10.11%		
Standard Deviation	0.115		
Coefficient of Variation	12.61%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.890		
Upper limit	0.917		
95% Confidence: Mean			
Lower limit	0.901		
Upper limit	0.918		
SAMPLE SIZE EVALUATION			
N (population size)	5773		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.115		
Recommended minimum:	21		
Actual sample size:	681		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	352		
# ratios above mean:	329		
z:	0.881		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

2005 Improved Parcel Ratio Analysis

District/Team: NW / Team - 1	Lien Date: 01/01/2005	Date of Report: 5/11/2005	Sales Dates: 1/2003 - 12/2004
Area 5	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		<div>Ratio Frequency</div> 	
Sample size (n)	681		
Mean Assessed Value	306,200		
Mean Sales Price	308,000		
Standard Deviation AV	70,510		
Standard Deviation SP	78,593		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.004		
Median Ratio	1.000		
Weighted Mean Ratio	0.994		
UNIFORMITY			
Lowest ratio	0.740		
Highest ratio:	1.402		
Coefficient of Dispersion	7.60%		
Standard Deviation	0.097		
Coefficient of Variation	9.62%		
Price Related Differential (PRD)	1.010		
RELIABILITY		COMMENTS:	
95% Confidence: Median			
Lower limit	0.991		
Upper limit	1.009		
95% Confidence: Mean			
Lower limit	0.997		
Upper limit	1.011		
SAMPLE SIZE EVALUATION		<div>1 to 3 Unit Residences throughout area 5 .</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>	
N (population size)	5773		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	681		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	352		
# ratios above mean:	329		
z:	0.881		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
13. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
14. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Departure Provisions:









Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

-  *The statements of fact contained in this report are true and correct*
-  *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
-  *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
-  *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
-  *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
-  *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
-  *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
-  *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr